

# 2499 NORTH MERIDIAN RESIDENCE

2499 N. MERIDIAN AVE., MIAMI BEACH FL. 33140




2499 NORTH MERIDIAN RESIDENCE - MIAMI BEACH, FLORIDA  
**FINAL SUBMITTAL: NOV DRB** (DRB18-0310) - DESIGN REVIEW BOARD

SCOPE OF WORK

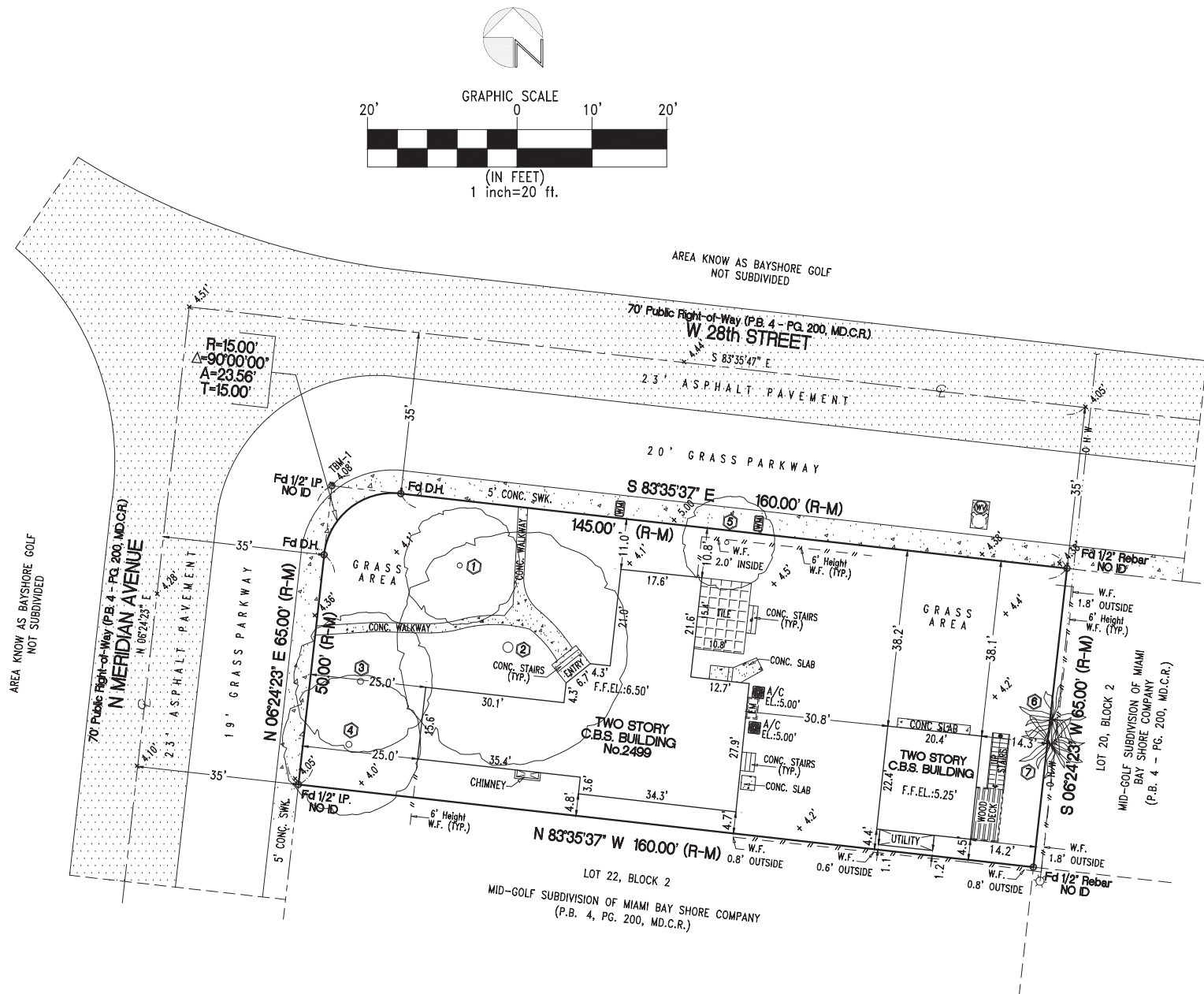
- 1. DESCRIPTION OF WORK: NEW CONSTRUCTION 2 STORY SINGLE FAMILY RESIDENCE.
- 2. SCOPE OF WORK INCLUDES:
  - 2.1 DEMOLITION OF EXISTING STRUCTURE.
  - 2.2 NEW CONSTRUCTION 2 STORY SINGLE FAMILY RESIDENCE.

FINAL DRB SUBMITTAL DEADLINE DATE: 09/07/2018

	H&W INTERNATIONAL  419 NE 19TH ST. APT 501 MIAMI, FL. 33132 P. 786.253.6013	PROJECT TITLE:	REVISIONS:	PROJECT N. : HW4-10	SEAL:	SHEET TITLE:	COVER SHEET	SHEET NO:
		2499 N. MERIDIAN RESIDENCE	① _____	SCALE:				
		2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140	② _____	DRAWN BY: YH/SW				
		FOLIO NUMBER: 02-3227-006-0460	③ _____	APPR BY:				
		ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)	④ _____	DATE:	YIMING HO AR99574			
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# SKETCH of BOUNDARY SURVEY



## LEGEND

A	-ARC LENGTH DISTANCE
A/C	-AIR CONDITIONING PAD
(C)	-CALCULATED
CL	-CENTERLINE
C.B.S.	-CONCRETE BLOCK STUCCO
CONC.	-CONCRETE
CONC. SWK.	-CONCRETE SIDEWALK
EL	-ELEVATION
F.F.EL.	-FINISH FLOOR ELEVATION
Fd NAIL	-FOUND NAIL
Fd D.H.	-FOUND DRILL HOLE
Fd 1/2" IP	-FOUND 1/2" IRON PIPE
NO ID	-NO IDENTIFICATION
(M)	-MEASURED
MD.C.R.	-MIAMI-DADE COUNTY RECORDS
OHW	-OVERHEAD WIRES LINE
P.B.	-PLAT BOOK
PG.	-PAGE
R	-RADIUS
(R)	-RECORD
T	-TANGENT
TYP.	-TYPICAL
TBM	-TEMPORARY BENCHMARK ELEVATION
W.F.	-WOOD FENCE
Δ	-INTERNAL ANGLE (DELTA)
+ 4.51'	-ELEVATION ON PAVEMENT
+ 4.1'	-ELEVATION ON GROUND

## SYMBOL

WM	-WATER METER
FD	-FIRE HYDRANT
WV	-WATER VALVE
WP	-WOOD POLE
EM	-ELECTRIC METER (on wall)
1	-TREE NUMBER
○	-EXISTING TREE
✱	-EXISTING PALM

## TREE LIST

TREE No.	DIAMETER	HEIGHT	SPREAD	COMMON NAME	SCIENTIFIC NAME	CURRENT CONDITION
1	14.5"	25'	25'	LIVE OAK TREE	QUERCUS VIRGINIANA	DAMAGED BRANCHES-POOR STRUCTURE
2	28.5"	40'	50'	BLACK OLIVE	BUCIDA BUCERAS	FAIR-POOR STRUCTURE
3	25.5"	30'	30'	MAHOGANY	SWIETENIA MAHOGONI	FAIR-POOR FORM
4	23"	30'	30'	MAHOGANY	SWIETENIA MAHOGONI	DAMAGED BRANCHES-POOR FORM
5	14.5'x16"	25'	20'	AVOCADO	PERSEA AMERICANA	FAIR-POOR SHAPE
6	14"	20'	15'	SABAL PALM	SABAL PALMETTO	GOOD-EXCELLENT SHAPE
7	12.5"	20'	15'	SABAL PALM	SABAL PALMETTO	GOOD-EXCELLENT SHAPE

\*\* TREE INFORMATION AND CLASSIFICATION, ACCORDING ARBORIST REPORT PREPARED BY: RAINER W. SCHAEFL FL-5375 A, AND SENT BY THE CLIENT/ARCHITECT.

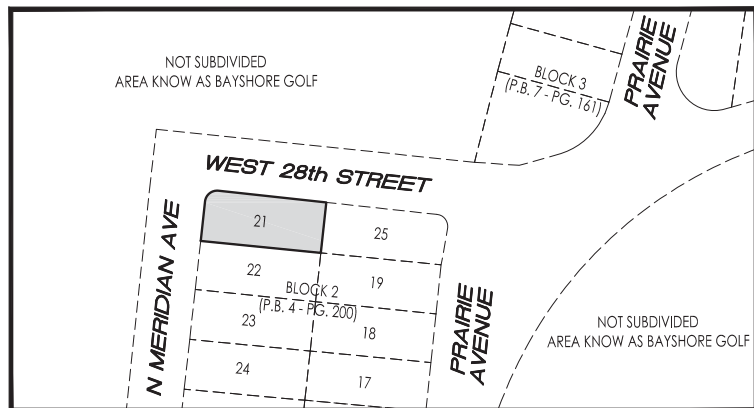
## LEGAL DESCRIPTION

LOT 21, BLOCK 2, MID-GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 200, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



## LOCATION SKETCH

N.T.S.  
A PORTION OF SW 1/4, OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST  
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



## SURVEYOR REPORT and NOTES

- THE LEGAL DESCRIPTION USED IN THE PREPARATION OF THIS SURVEY WERE FURNISHED BY THE CLIENT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH CURRENT STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.
- THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051(3)(b), 15.b.II OF 1 FOOT IN 7,500 FEET FOR SUBURBAN AREAS.
- THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN US SURVEY FOOT OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- UNLESS OTHERWISE NOTED, THIS SURVEY HAS NOT ATTEMPTED TO LOCATE ANY FOOTING AND/OR UNDERGROUND UTILITIES ON AND/OR ADJACENT TO THE PROPERTY.
- THE LEGAL OWNERSHIP OF THE FENCES AND/OR WALLS (IF ANY) WAS NOT DETERMINED, AND THE LOCATIONS SHOWN HEREON ARE BASED, ON THE RECOVERED BOUNDARY MONUMENTATION.
- BUILDING DIMENSIONS AND BUILDING SETBACKS SHOWN HEREON AS BEING ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), NORTH AMERICAN DATUM (N.A.D.) OF 1983, ADJUSTMENT OF 2011 (N.A.D. 83/2011) EPOCH 2010.0000; WITH A BEARING OF N 06°24'23" E, BEING ESTABLISHED FOR THE CENTERLINE OF N MERIDIAN AVENUE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
- THE FINISH FLOOR ELEVATIONS WERE TAKEN AT THE EXISTING DOORS FROM THE OUTSIDE OF THE BUILDING, AS SHOWN ON SURVEY.
- THE SUBJECT PROPERTY CONTAINS 10,351.7 SQUARE FEET OR 0.238 ACRES MORE OR LESS.

## BENCH MARK

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.

BENCHMARK: D-182 (PK NAIL AND ALUMINUM WASHER SET ON CONC FLOW OF CATCH BASIN).

MERIDIAN AVE --- 20' EAST OF C/L

W 23 ST --- 36' SOUTH OF C/L

ELEVATION(NGVD29): 3.42 (In Feet) ELEVATION(NAVD88): 1.87 (In Feet) LOCATOR: 4325 W.

FOR TBM INFORMATION SEE SKETCH OF SURVEY.

## FLOOD INFORMATION

THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD HAVING A FLOOD DESIGNATION OF AE, WITH A BASE FLOOD ELEVATION: 8.0, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NO: 120651 (CITY OF MIAMI BEACH) AND PANEL NUMBER: 0317, SUFFIX: L, AS LAST REVISED IN SEPTEMBER 11, 2009.

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "SKETCH OF BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Francisco L. Nuñez Jr.  
PROFESSIONAL SURVEYOR AND MAPPER No.6382  
STATE OF FLORIDA

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.



design group  
SURVEYORS  
MAPPERS LAND PLANNERS

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(786) 877-7176

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RECORD OF REVISION	Description	F.B.	JOB No.
1	BOUNDARY SURVEY WITH ELEVATIONS.	FILE/EA	18-4716
No.:	Date:		
1	03.24.2018		

BOUNDARY SURVEY  
with ELEVATIONS  
(TREES LOCATION-CMB GRADE)

Type of Project:

Project Address: 2499 N MERIDIAN AVENUE, MIAMI BEACH, FL 33140.

Folio No. 02-3227-006-0460

Scale: As shown  
Drawn By: BM  
Checked By: FN  
Field Date: July 20/2018  
Drawn Date: July 23/2018  
F.B./PG.: FILE/RAC-RM  
Prepared for:

Project No.: 18-4799

Sheet: 1

of 1

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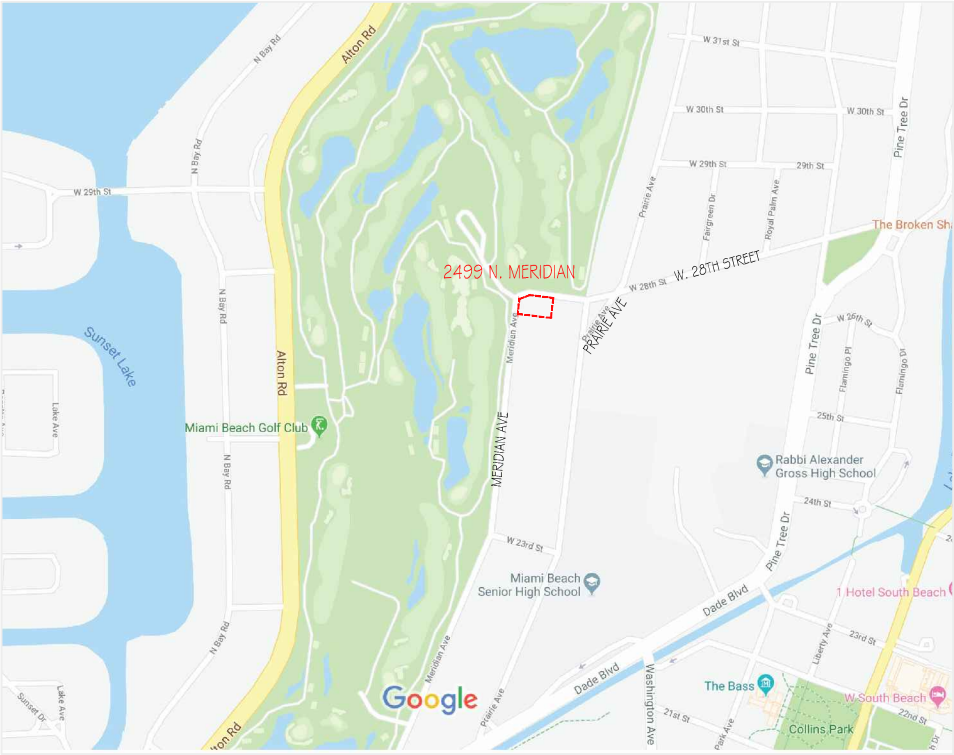
L0-1 HARDSCAPE PLAN

ZONING DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION-SINGLE FAMILY  
MUNICIPALITY: MIAMI BEACH  
STREET ADDRESS: 2499 N. MERIDIAN AVENUE, MIAMI BEACH, FL33140-3402  
FOLIO NUMBER: 02-3227-006-0460  
ZONING DISTRICT: RS-3  
FEMA ZONE:AE  
BFE: 8' NGVD

LEGAL DESCRIPTION:  
MID GOLF SUB PB 4-200 LOT 21 BLK 2 LOT SIZE 65.000 X 160 OR 19357-3007 10 2000 5 COC 25290-2315 01 2007 5

CODE OD ORDINANCE' REFERENCES:  
LOT AREA: 142-105  
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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	2499 N MERIDIAN AVE		
2	Folio number(s):	02-3227-006-0460		
3	Board and file numbers :	N/A		
4	Year built:	1928	Zoning District:	RS-3
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	4.36' NGVD
6	Adjusted grade (Flood+Grade/2):	8'+4.36'/2=6.18'	Free board:	1'-0"
7	Lot Area:	10,351.7 SF		
8	Lot width:	65 Ft.	Lot Depth:	160 Ft.
9	Max Lot Coverage SF and %:	3,105 SF (30%)	Proposed Lot Coverage SF and %:	3,055 SF (29.5%)
10	Existing Lot Coverage SF and %:	2,378 SF (22.9%)	Lot coverage deducted (garage-storage) SF:	271 SF (GARAGE)
11	Front Yard Open Space SF and %:	1,112 SF (88.8%)	Rear Yard Open Space SF and %:	1,093 SF (70.06%)
12	Max Unit Size SF and %:	5,175 Sq.Ft. (50%)	Proposed Unit Size SF and %:	5,174Sq.Ft. (49.99%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,932 Sq.Ft. (28.3%)
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,187 SF (74.5% OF FIRST FLOOR)
15			Proposed Second Floor Unit Size SF and % :	2,187 SF (74.5%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	335 SF (15.3 %)

		Required	Existing	Proposed	Deficiencies
17	Height:	24 Ft.	N/A	24 Ft.	
18	Setbacks:				
19	Front First level:	30 Ft.	25 Ft.	30 Ft.	
20	Front Second level:	30 Ft.	N/A	30 Ft.	
21	Side 1:	10 Ft.	4.8 Ft.	10 Ft.	
22	Side 2 or (facing street):	15 Ft.	11 Ft.	15 Ft.	
23	Rear:	24 Ft.	65.5 Ft.	24 Ft.	
	Accessory Structure Side 1:	10 Ft.	4.4 Ft.	24.8 Ft.	
24	Accessory Structure Side 2 or (facing street) :	15 Ft.	38.1 Ft.	20 Ft.	
25	Accessory Structure Rear:	7.5 Ft.	14.2 Ft.	7.5 Ft.	
26	Sum of Side yard :	25 Ft.	15.8 Ft.	25 Ft.	
27	Located within a Local Historic District?		NO		
28	Designated as an individual Historic Single Family Residence Site?		NO		
29	Determined to be Architecturally Significant?		NO		

Notes:

If not applicable write N/A

All other data information should be presented like the above format

\* FOR NARRATIVE REPONSE SHEET, SEE  
DRAWING NO. A0.2

1

LOCATION MAP

SCALE: NTS



MIAMI BEACH

PLANNING DEPARTMENT

Staff First Submittal Review Comments Design Review Board

SUBJECT: DRB18-0310 | 2499 North Meridian Avenue  
Comments Issued: 08/31/18 | 08/29/18 JGM IV FSC  
Final CAP/PAPER Submittal: 1:00 PM on 09/07  
Notice to Proceed: 09/17/18  
Tentative Board Meeting Date: 11/06/18

PERTINENT INFO

The CAP and Paper Final submittal deadline is 1:00 PM on 09/07/18 for the NOVEMBER 06, 2018 meeting.

- Fifteen (15) 11x17 drawing sets (in color) labeled Final Submittal, including one (1) original set of 11x17 architectural plans dated, signed and sealed.
- A cd/dvd containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department.
- All other associated fees due 09/19/18

NOTE: Application may still move forward for NOVEMBER, but recommended to resubmit for DECEMBER using deadlines: DEC First Submittal Deadline: 09/17/2018 | DEC Final Submittal Deadline: 10/05/2018

This is based on the amount of application deficiencies found within the submittal and overall number of applicants that have applied for the NOVEMEBR DRB meeting. Please note that only complete applications are scheduled for consideration by Land Use Boards and the number of applications placed on an agenda may not exceed 15 in order to allow sufficient time for the applicants to present, and the board to duly consider each item during the scheduled meeting.

DRAFT NOTICE:

DRB18-0310 2499 North Meridian Avenue. The applicant, Harriet L Feuerman TRS, is requesting Design Review Approval for the construction of a new two-story single-family residence to replace an existing two-story architecturally significant pre-1942 residence including one or more waivers, and variances to exceed the maximum height elevation of encroachments within required yards and to exceed the maximum building height.

1. APPLICATION COMMENTS

- Applicant is owner of land/not permit expediter, HARRIET L FEUERMAN TRS?
- Use updated application
- Refer to CAP system for additional Application comments.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- Applicant is encouraged to provide rendered images of proposal to abutting properties.  
A/: please see sheet A0.5A
- Survey not legible. DO not place survey within title block of architecture firm. Survey: Missing CMB Grade (cl of sidewalk along Meridian property line), Missing Lot area.  
A/: Please see Survey sheet. Sidewalk grade @4.36’ marked on Meridian Ave. Lot area: 13,351.7 square feet (line 14 of survey note).
- A4.1 and A4.2 Sections. Separate and enlarge. Revise include a mini plan of where section is taken; include all property lines; include setback lines (red dashed lines); include standard elevation datum marks on BOTH sides of elevation (in NGVD: IDENTIFY CMB Grade,

Adjusted Grade, BFE, FFE, 30” above Adjusted Grade), include overall height of roof elements; include projection distances into required yards. Increase size of measurements.

A/: Please see sections sheets. In order to enlarge we must divide the sections in different sheets. Elevation datum revised as per request in this line.

- A10.0 and A10.1 Separate rendered elevations one to page, include mini plan of where elevation is taken, include property lines, include material legend.  
A/: revised as per request.
- Missing waiver diagrams  
A/: please see sheet A0.10 for 70% second /ground floor ratio waiver diagram.  
Please see sheet A0.11 for side elevation open space waiver diagram.  
Please see sheet A0.12 for roof deck waiver diagram.
- Missing contour plan  
A/: Currently we are not involved with any engineering consultant as engineering design is not part of the list of documents or drawings to present for DRB process.
- Add “FINAL SUBMITTAL: NOV DRB” to front cover title for heightened clarity of reference for next deadline.  
A/: “ Final Submital: Nov DRB” note added in cover sheet and all sheets of the set.
- Add narrative response sheet.  
A/: Please see sheet A0.02
- ZONING/VARIANCE COMMENTS.  
V #1 Pool deck 8.66 in rear and side yard. Max elevation is 6.850  
V #2 Rear yard open space does not meet 1138SF.  
V #3 Height 1’-0 variance
- Survey is not clear in electronic file or when printed in 11x17 format. Revise survey. Grade is not clear.  
A/: Survey revised.
- Higher roof on the family room area cannot exceed 18’-0” in height from finish floor elevation to count as a one-story volume. Provide elevation of the roof on section drawings.  
A/: please see elevation datum in Elevation and Sections sheets A3.3; A3.4; A4.2; A4.4.  
Family room top of slab is 15.83’ from freeboard (24.83’ NGVD, 8’BFE + 1’ FREEBORD + 15.83’=24.83’)
- The maximum building height allowed is 24’-0” from BFE+ freeboard. A 1-foot roof curb is allowed. The higher ceiling/roof above 24’ shall be reduced or request a variance  
A/: building height revised. Rood deck F.F.E. is 24’ from freeboard (33’ NGVD, 8’BFE + 1’ FREEBORD + 24’= 33’), please see elevations and sections.
- Maximum height of the garage building is 12’-0” from adjusted grade. Indicate height on garage elevation/section.  
A/: Please see elevation and sections elevation datum for garage. Maxim garage height 12’ from adjusted grade (18.18’ NGVD).
- Fence height is measured from grade elevation (elevation of the sidewalk at the center of the property). Plans indicate grade and elevation of the sidewalk shall be the same number. See section c, page A4.2.  
A/: Fence in all elevations and sections revised to 5’ from grade. Grade is 4.36’ NGVD as per survey elevation datum on the walkway on Meridian Ave.
- Revise title of drawing on page A2.2 to be second floor plan.  
A/: Title of drawing revised, please see sheet A2.2

- Cantilevered balcony on the southeast side exceeds 6’-0”. Portion exceeding 6’-0” (4’-0”) counts in unit size. To be considered as part of a covered terrace, allowed up to 10’ in length, the slab shall have supporting elements at the ground floor.  
A/: column supporting slab for covered terrace added on the southeast point. Please see ground floor plan in sheet A2.1
  - Calculations of open space in the rear yard are applicable only in the required rear yard (24’-0” X 65’-0”). It appears that the project does not comply with the required open space. Revise open space calculations or request a variance.  
A/: Rear setback revised to 24’-00” from 25’-00”, pool length has been shorten and now green space area meets the required 70% of the rear yard. Please see A0.8.
  - The proposed roof deck complies with the 10’-0” setback requirements from the side exterior walls.  
A/: Ok and thank you.
  - Maximum elevation for the portions of the pool retaining walls encroaching on the side and rear yard is 6.86’ NGVD (maximum yard elevation allowed). Proposed: 8.66’ NGVD. Reduce height of pool or 2 variances are required.  
A/: Pool retaining walls revised to 6.86’ NGVD (maximum yard elevation allowed) as well as the pool deck level, please see sheet A2.1
  - If variances are requested, revise letter of intent to indicate type and number of variances. Clearly explain how the variances satisfy the practical difficulties criteria on section 118-353 (d) of the City Code. Please note that staff will not be supportive of variances associated with the design of the home.  
A/: no variance has been requested for this project.
  - Provide a narrative responding to staff comments.  
A/: please see sheet A0.2
4. DESIGN/APPROPRIATENESS COMMENTS
- Waiver #1: 70% second floor ratio
  - Waiver #2: Open Space waiver. North elevation (street side)
  - Garage height issue: garage should be removed from required rear yard plans, as its minimum clearance height is at conflict with accessory structures’ maximum height. Garage should be eliminated or relocated to front or side of structure. OR redesign as accessory structure and count towards unit size.  
A/: Garage height is set @ 18.18’ NGVD, 12’ from Adjusted Grade (6.18’ NGVD) and ceiling of the garage is 17.01’ NGVD meeting the requirement of MIN. 17’ garage ceiling height. The garage is set back 5’ from main façade and garage area is 271 SF., Therefore garage area is not included in the area calculations. Please see A08; A09; Elevations and Sections
  - Walkway width  
A/: Main walkway accessing the residence on 28<sup>th</sup> street revised and reduced to 5’. Please see A2.1
5. LANDSCAPE COMMENTS
- Refer to CAP system for Landscape comments.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

<div></div> <div>H&amp;W INTERNATIONAL</div> <div>419 NE 19TH ST. APT 501 MIAMI, FL. 33132 P. 786.253.6013</div>	PROJECT TITLE: <b>2499 N. MERIDIAN RESIDENCE</b> 2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140 FOLIO NUMBER: 02-3227-006-0460	REVISIONS: <div><div>1</div><div>2</div><div>3</div><div>4</div></div> <div><div>_____</div><div>_____</div><div>_____</div><div>_____</div></div>	PROJECT N. : <b>HW4-10</b>	SEAL:    YIMING HO AR99574	SHEET TITLE:    <b>NARRATIVE RESPONSE SHEET</b>	SHEET NO:    <b>A0.2</b> <small>THIS DRAWING IS PROPERTY OF H&amp;W INTERNATIONAL AND MAY NOT BE REPRODUCED IN WHOLE OR PART, WITHOUT PERMISSION OF H&amp;W INT.</small>
			SCALE:			
			DRAWN BY: YH/SW			
			APPR BY:			
	ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)		DATE:			





③ FRONT VIEW-28TH STREET (08-11-2018)



② FRONT CORNER VIEW (08-11-2018)



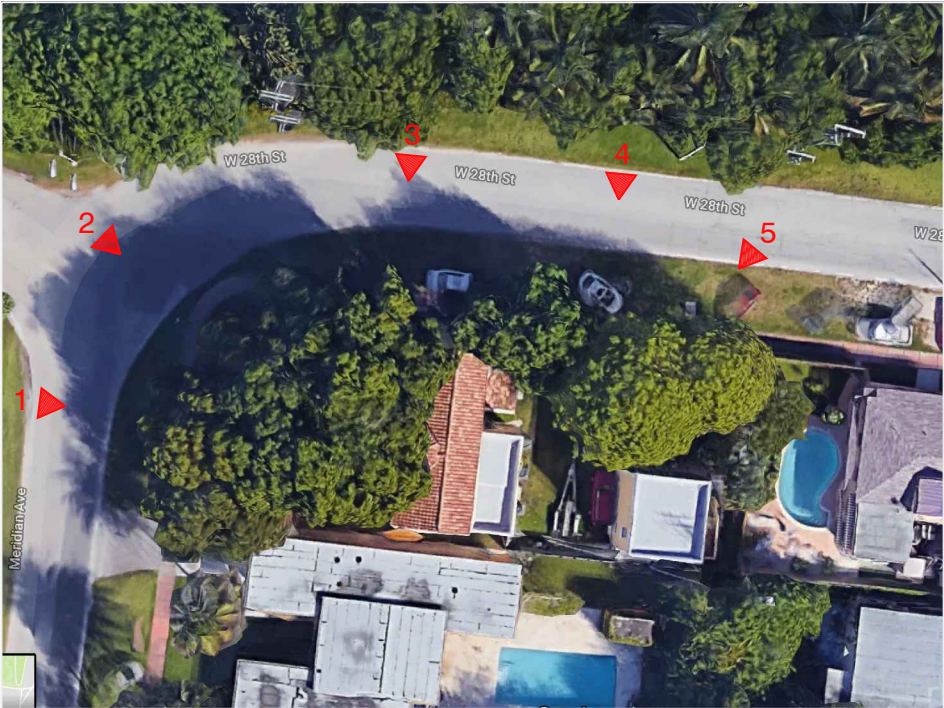
① FRONT VIEW-MERIDIAN AVE (08-11-2018)



④ FRONT VIEW- 28TH STREET (08-11-2018)



⑤ REAR VIEW (08-11-2018)

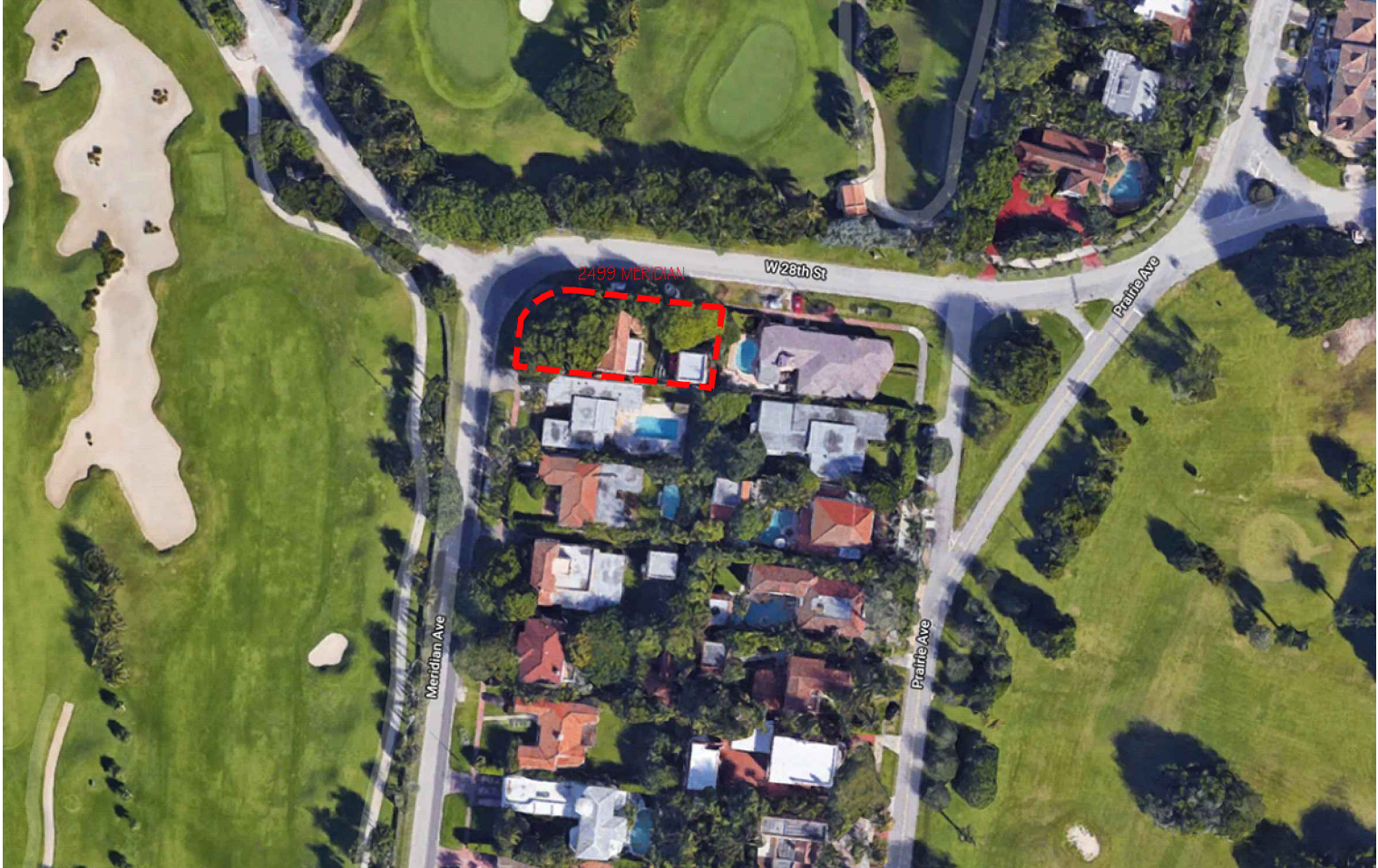


○ KEY PLAN (08-11-2018)



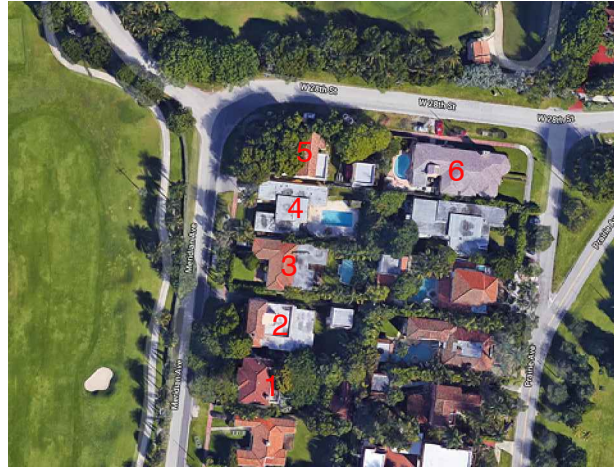


① AERIAL VIEW



② SKY VIEW





1 KEY PLAN



3: 2489 N MERIDIAN AVE



2: 2485 N MERIDIAN AVE



1: 2455 N MERIDIAN AVE



6: 2502 PRARIE AVE



5: 2499 N MERIDIAN AVE



4: 2491 N MERIDIAN AVE



N. MERIDIAN AVE SIDE

EXISTING



PROPOSED



2499 N MERIDIAN AVE

28TH STREET SIDE

EXISTING



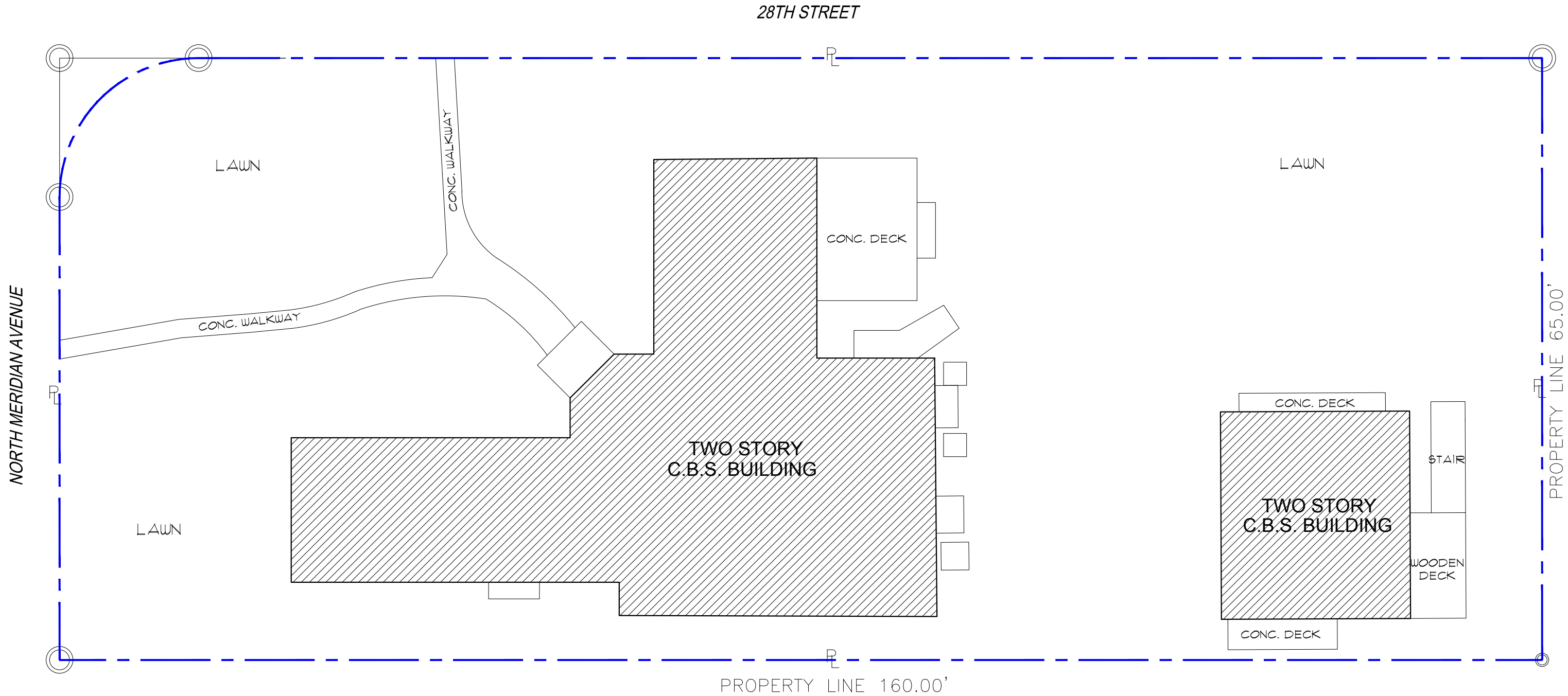
2499 N MERIDIAN AVE

PROPOSED

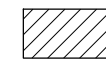
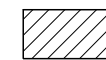


2499 N MERIDIAN AVE





LOT COVERAGE & UNIT SIZE

-  LOT SIZE =10,351 SF  
LOT COVERAGE =2,378 SF (22.9%)
-  UNIT SIZE =3,392 SF

1 EXISTING LOT COVERAGE & UNIT SIZE  
SCALE: 3/32" = 1'-0"



H&W INTERNATIONAL  
419 NE 19TH ST. APT 501  
MIAMI, FL. 33132  
P. 786.253.6013

PROJECT TITLE:  
**2499 N. MERIDIAN RESIDENCE**  
2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140  
FOLIO NUMBER: 02-3227-006-0460  
ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)

REVISIONS:  
1  
2  
3  
4

PROJECT N. : HW4-10  
SCALE:  
DRAWN BY: YH/SW  
APPR BY:  
DATE:

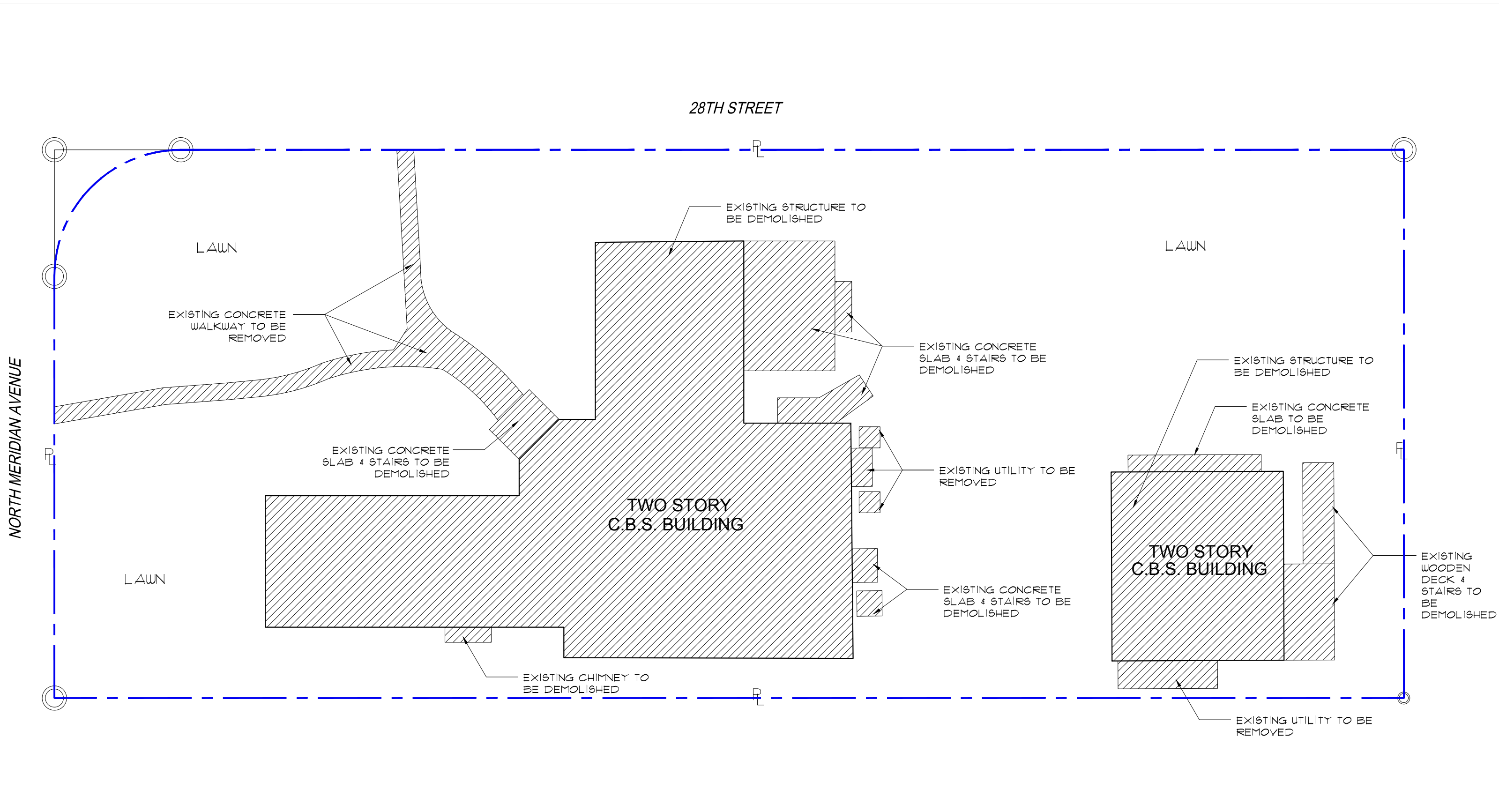
SEAL:  
  
YIMING HO  
AR99574

SHEET TITLE:  
**EXISTING LOT COVERAGE & UNIT SIZE**

SHEET NO:  
**A0.6**

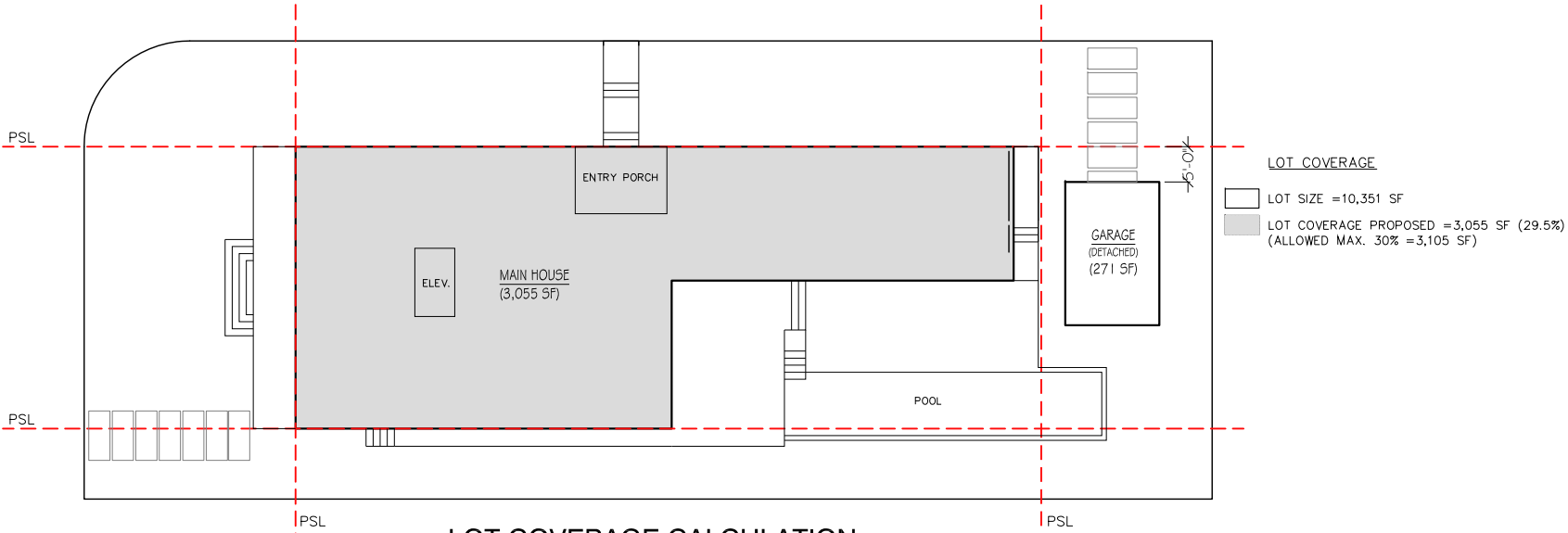
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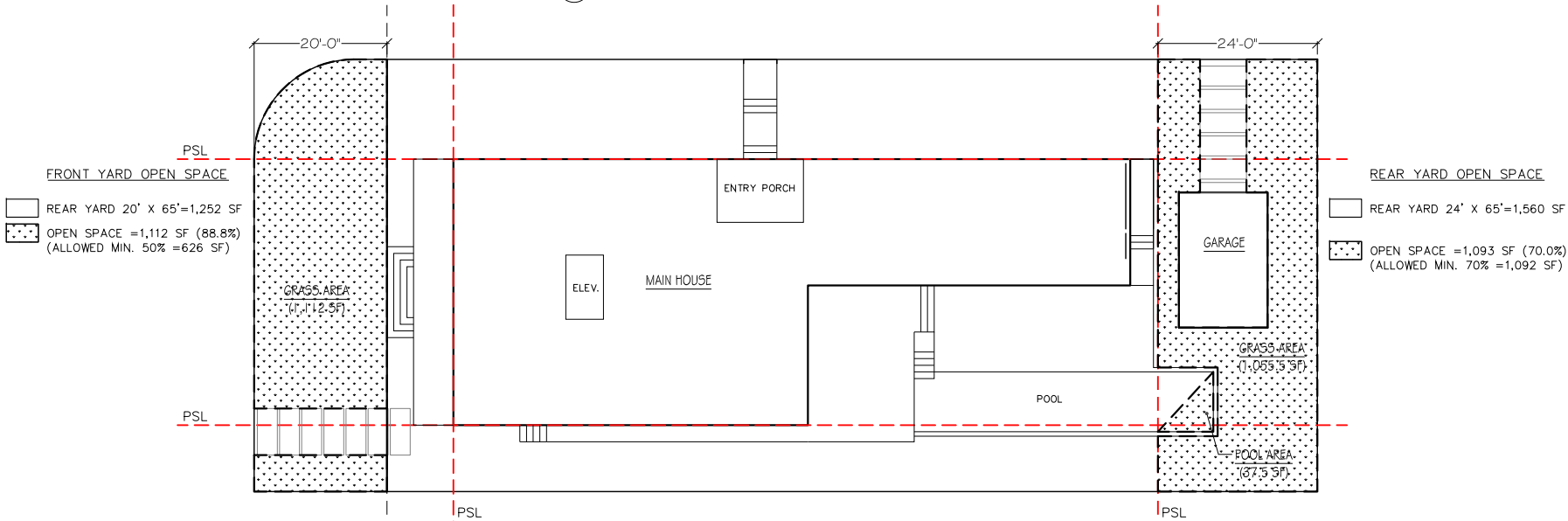


1 DEMOLITION PLAN  
SCALE: 3/32" = 1'-0"

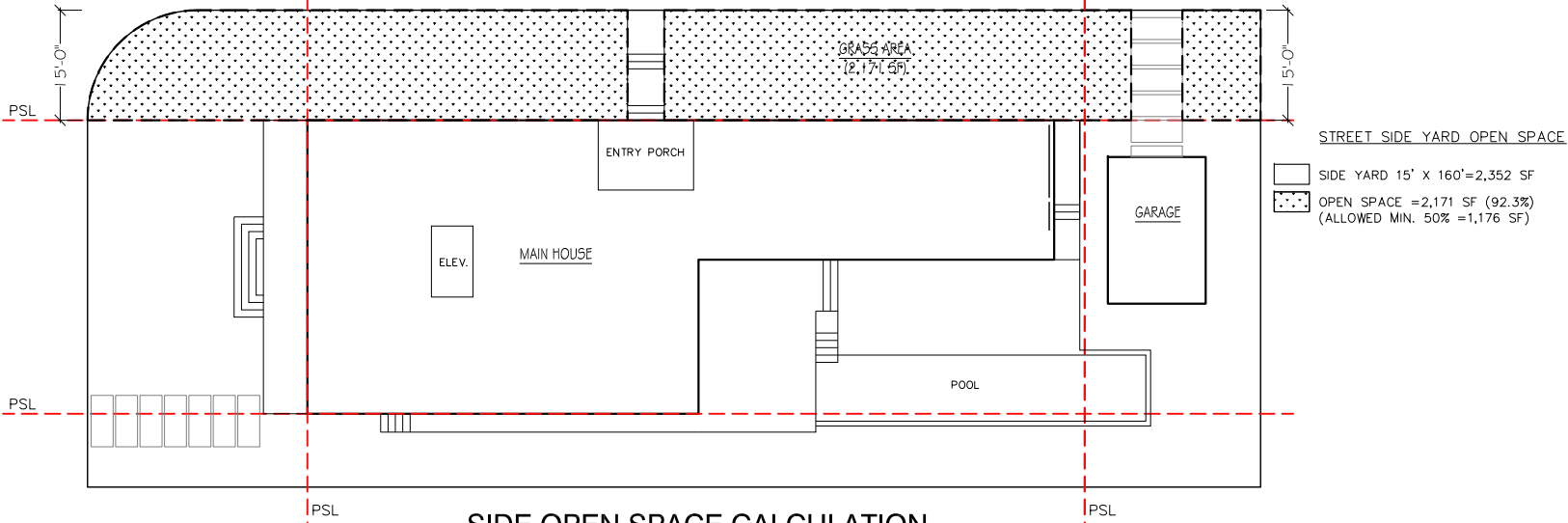




1 LOT COVERAGE CALCULATION



2 FRONT & REAR OPEN SPACE CALCULATION



3 SIDE OPEN SPACE CALCULATION

2499 N MERIDIAN AVENUE ZONING & BUILDING DATA		
ZONING DISTRICT:	Municipal Code, RS3	
PROPOSED USE:	NEW SINGLE RESIDENTIAL HOME	
GROSS LOT AREA:	65' (Lot Width) x 160' (Lot Depth) = 10,351 SF. (By Survey)	
SETBACKS:	Allowed	
	Front:	30 Feet
	North Side:	15 Feet
	South Side:	10 Feet
	Rear:	24 Feet (25% of lot depth)
LOT COVERAGE AREA:	ALLOWED: 30% OF 10,351 SF (GROSS LOT AREA) = 3,105 SF	Proposed
	MAIN BUILDING LOT COVERAGE: (DETACHED GARAGE: 271 SF IS NOT APPLICABLE)	3,055 SF (29.5%)
UNIT SIZE AREA:	ALLOWED: 50% OF 10,351 SF (GROSS LOT AREA) = 5,175 SF	
		Proposed
	GROUND FL	2,932 SF
	2ND FL	2,187 SF
	ROOF (ELEVATOR)	55 SF
	TOTAL:	5,174 SF(100%)
OPEN SPACE:	2nd FL to GROUND FL RATIO (MAX. 70%)	
	2,187 / 2,932 =74.6% * REQUIRING WAIVER	
	REQUIRED: MIN. 50% OF 20' FRONT AREA MIN. 70% OF 24' REAR AREA	Proposed
	Front Yard: 1,252 X 50% = 626 SF	1,112 SF (88.8%)
	Rear Yard: 1,560 X 70% = 1,092 SF	1,093SF (70.06%)
ROOF DECK	Side Yard (Street): 2,352 X 50% = 1,176 SF	2,171 SF (92.3%)
	MAXIMUM ALLOWED 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW	Proposed
	2,187 SF (2nd FL) x 25% = 547 SF	335 SF (15.3%)
	SET BACK: ROOF DECKS SHALL BE SETBACK A MINIMUM OF TEN FEET FROM EACH SIDE OF THE EXTERIOR OUTER WALLS, WHEN LOCATED ALONG A FRONT OR SIDE ELEVATION, AND FROM THE REAR ELEVATION FOR NON-WATERFRONT LOTS. THE DRB OR HPB MAY FOREGO THE REQUIRED REAR DECK SETBACK, IN ACCORDANCE WITH THE APPLICABLE DESIGN REVIEW OR APPROPRIATENESS CRITERIA.	FRONT: 22.25 FT NORTH SIDE: 10 FT SOUTH SIDE: 10 FT BACK: 0 FT *REQUIRING WAIVER
	COVERED STRUCTURES WHICH ARE OPEN ON ALL SIDES MAXIMUM ALLOWED 20% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW	55 SF (2.5%)
HEIGHT:	24 Feet from flood level (+8.0 feet) + freeboard = 24ft + 8 ft + 1 ft= 33 ft NGVD	Proposed
		33' FT NGVD
OCCUPANCY GROUP: RS-3		
ZONING ORDINANCE No: 2014-3835		

COURTESY GRADE CALCULATION FROM CMB	
GRADE	4.36
ADJUSTED GRADE	6.18
30" ABOVE GRADE	6.86
FUTURE CROWN OF ROAD	5.25
FUTURE ADJUSTED GRADE	7.125
MIN. FREEBOARD ELEV.	9.000
MAX. FREEBOARD ELEV.	13.000
MIN. YARD ELEV.	6.56
MIN. GARAGE ELEV. (FOR A DETACHED OR ATTACHED GARAGE, NOT UNDER THE HOUSE)	6.18
MIN. GARAGE CEILING ELEV.	17.000



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MIAMI, FL. 33132  
P. 786.253.6013

PROJECT TITLE:  
**2499 N. MERIDIAN RESIDENCE**  
2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140  
FOLIO NUMBER: 02-3227-006-0460  
ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)

REVISIONS:  
1  
2  
3  
4

PROJECT N. : HW4-10  
SCALE:  
DRAWN BY: YH/SW  
APPR BY:  
DATE:

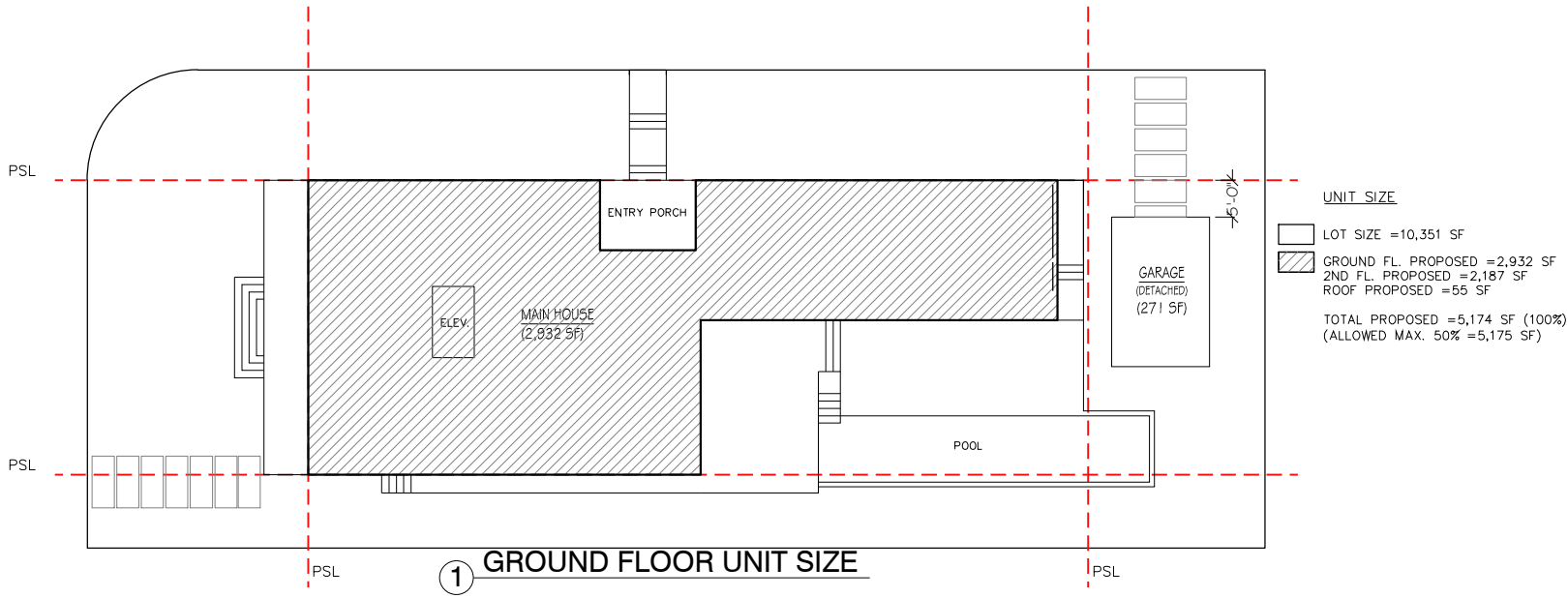
SEAL:  
  
YIMING HO  
AR99574

SHEET TITLE:  
**LOT COVERAGE & OPEN SPACE DATA**

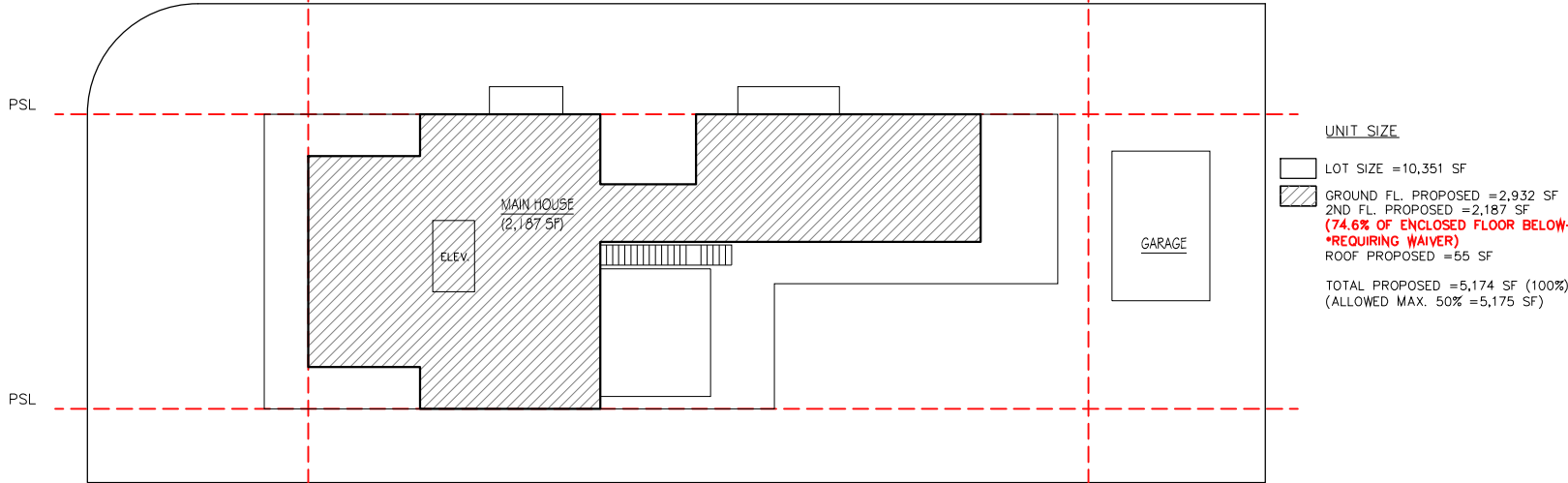
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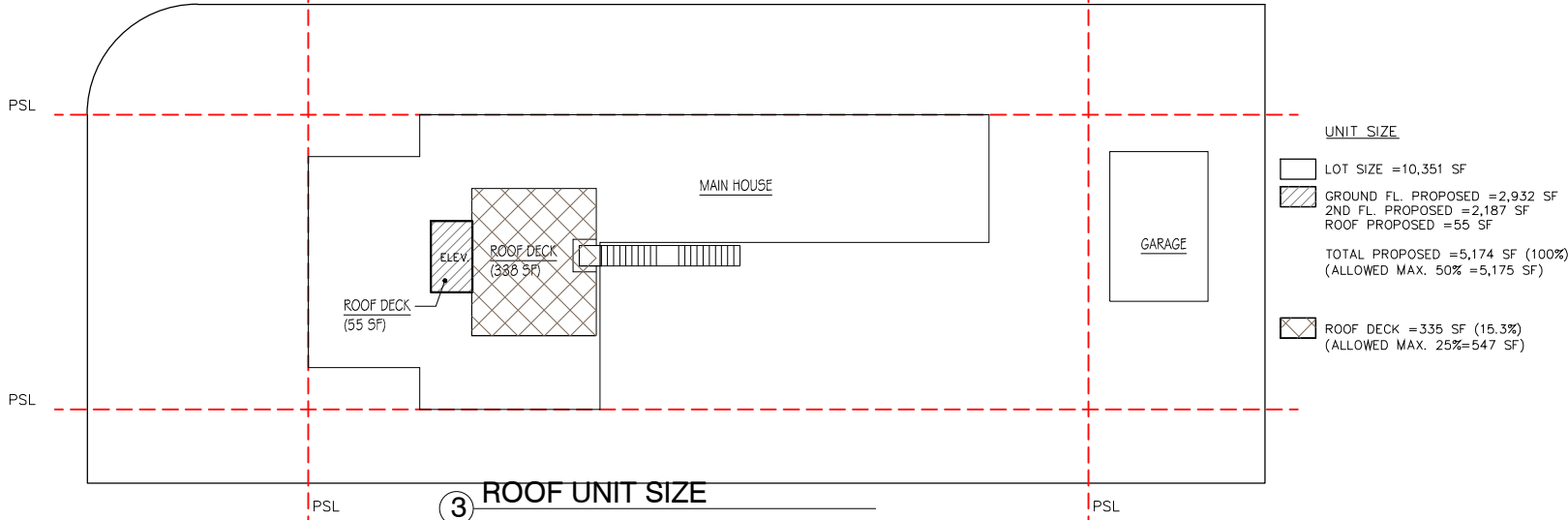




1 GROUND FLOOR UNIT SIZE



2 2ND FLOOR UNIT SIZE



3 ROOF UNIT SIZE

2499 N MERIDIAN AVENUE ZONING & BUILDING DATA			
ZONING DISTRICT:	Municipal Code, RS3		
PROPOSED USE:	NEW SINGLE RESIDENTIAL HOME		
GROSS LOT AREA:	65' (Lot Width) x 160' (Lot Depth) = 10,351 SF. (By Survey)		
SETBACKS:		Allowed	Proposed
	Front:	30 Feet	30 Feet
	North Side:	15 Feet	15 Feet
	South Side:	10 Feet	10 Feet
	Rear:	24 Feet (25% of lot depth)	24 Feet
LOT COVERAGE AREA:	ALLOWED: 30% OF 10,351 SF (GROSS LOT AREA) = 3,105 SF		Proposed
	MAIN BUILDING LOT COVERAGE: (DETACHED GARAGE: 271 SF IS NOT APPLICABLE)		3,055 SF (29.5%)
UNIT SIZE AREA:	ALLOWED: 50% OF 10,351 SF (GROSS LOT AREA) = 5,175 SF		
			Proposed
	GROUND FL		2,932 SF
	2ND FL		2,187 SF
	ROOF (ELEVATOR)		55 SF
	TOTAL:		5,174 SF(100%)
OPEN SPACE:	REQUIRED: MIN. 50% OF 20' FRONT AREA MIN. 70% OF 24' REAR AREA		Proposed
	Front Yard: 1,252 X 50% = 626 SF		1,112 SF (88.8%)
	Rear Yard: 1,560X 70% =1,092 SF		1,093SF (70.06%)
	Side Yard (Street): 2,352 X 50% =1,176 SF		2,171 SF (92.3%)
			2,187 / 2,932 =74.6% *REQUIRING WAIVER
ROOF DECK	MAXIMUM ALLOWED 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW		Proposed
	2,187 SF (2nd FL) x 25%= 547 SF		335 SF (15.3%)
	SET BACK: ROOF DECKS SHALL BE SETBACK A MINIMUM OF TEN FEET FROM EACH SIDE OF THE EXTERIOR OUTER WALLS. WHEN LOCATED ALONG A FRONT OR SIDE ELEVATION, AND FROM THE REAR ELEVATION FOR NON-WATERFRONT LOTS, THE DRB OR HPB MAY FOREGO THE REQUIRED REAR DECK SETBACK, IN ACCORDANCE WITH THE APPLICABLE DESIGN REVIEW OR APPROPRIATENESS CRITERIA.		FRONT: 22.25 FT NORTH SIDE: 10 FT SOUTH SIDE: 10 FT BACK: 0 FT *REQUIRING WAIVER
	COVERED STRUCTURES WHICH ARE OPEN ON ALL SIDES MAXIMUM ALLOWED 20% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW		55 SF (2.5%)
	2,187 SF (2nd FL) x 20%= 437 SF.		
HEIGHT:	24 Feet from flood level (+8.0 feet) + freeboard = 24ft + 8 ft + 1 ft= 33 ft NGVD	Proposed	
		33' FT NGVD	
OCCUPANCY GROUP: RS-3		ZONING ORDINANCE No: 2014-3835	

COURTESY GRADE CALCULATION FROM CMB	
GRADE	4.36
ADJUSTED GRADE	6.18
30" ABOVE GRADE	6.86
FUTURE CROWN OF ROAD	5.25
FUTURE ADJUSTED GRADE	7.125
MIN. FREEBOARD ELEV.	9.000
MAX. FREEBOARD ELEV.	13.000
MIN. YARD ELEV.	6.56
MIN. GARAGE ELEV. (FOR A DETACHED OR ATTACHED GARAGE, NOT UNDER THE HOUSE)	6.18
MIN. GARAGE CEILING ELEV.	17.000

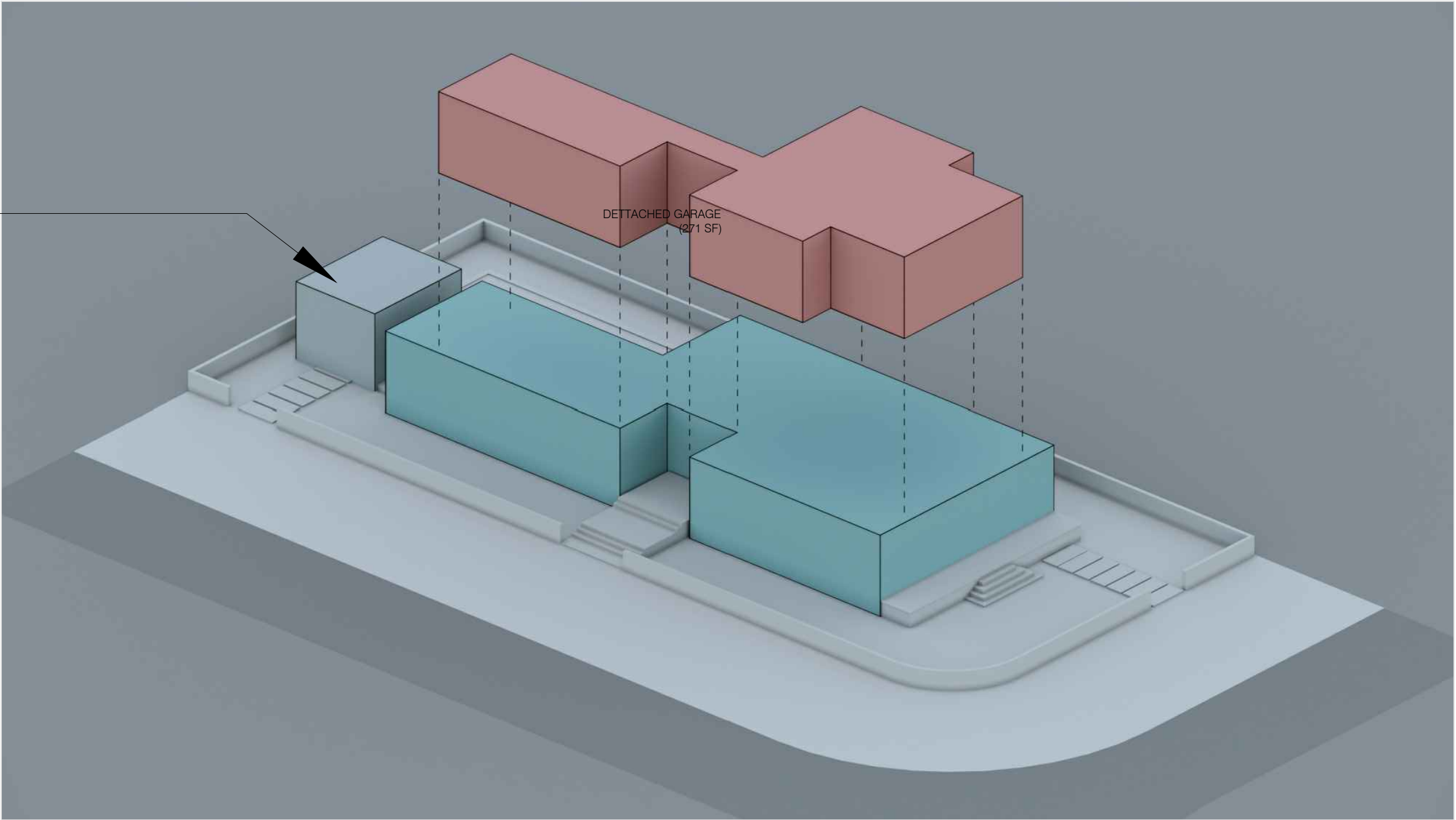


RELEVANT CODE INFORMATION

"FOR TWO STORY HOMES WITH AN OVERALL LOT COVERAGE OF 25% OR GREATER, PHYSICAL VOLUME OF THE SECOND FLOOR SHALL NOT EXCEED 70% OF THE SECOND FLOOR ON THE MAIN HOME, INCLUSIVE OF ANY ENCLOSED PARKING STRUCTURE. "142-105 (b) (4) c.

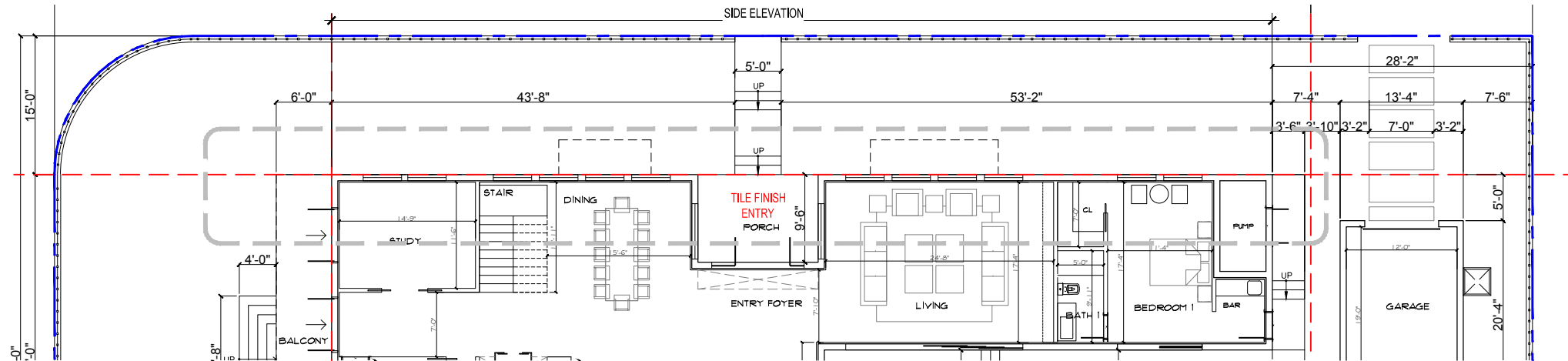
PHYSICAL VOLUME OF SECOND FLOOR: 2,187 SF  
74.5% OF GROUND FLOOR (2,932 SF)  
**\* REQUIRING WAIVER**

PHYSICAL VOLUME OF GROUND FLOOR: 2,932 SF

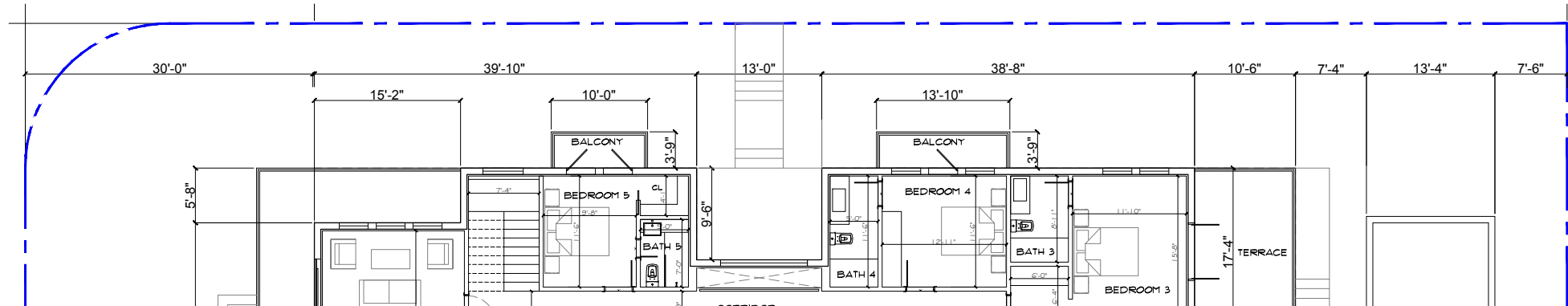


1 EXPLODED AXONOMETRIC DIAGRAM

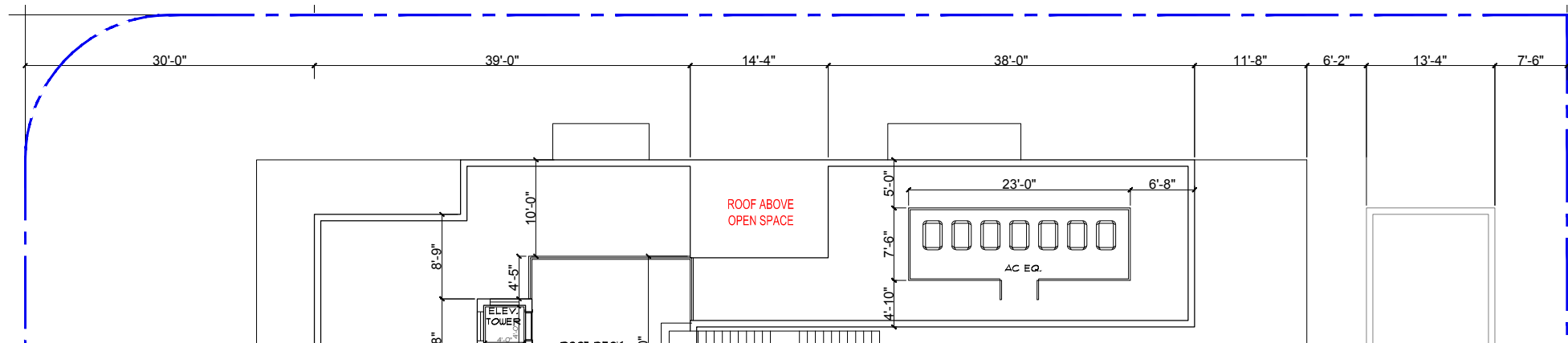




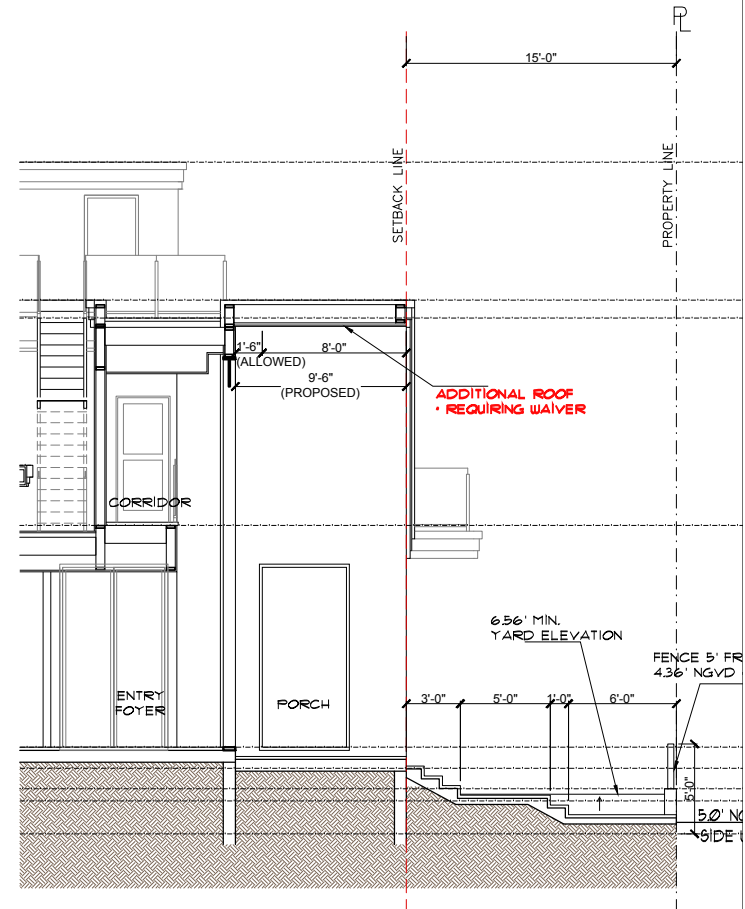
1 SIDE ELEVATION- GROUND FLOOR  
SCALE: 1/16" = 1'-0"



2 SIDE ELEVATION- SECOND FLOOR  
SCALE: 1/16" = 1'-0"



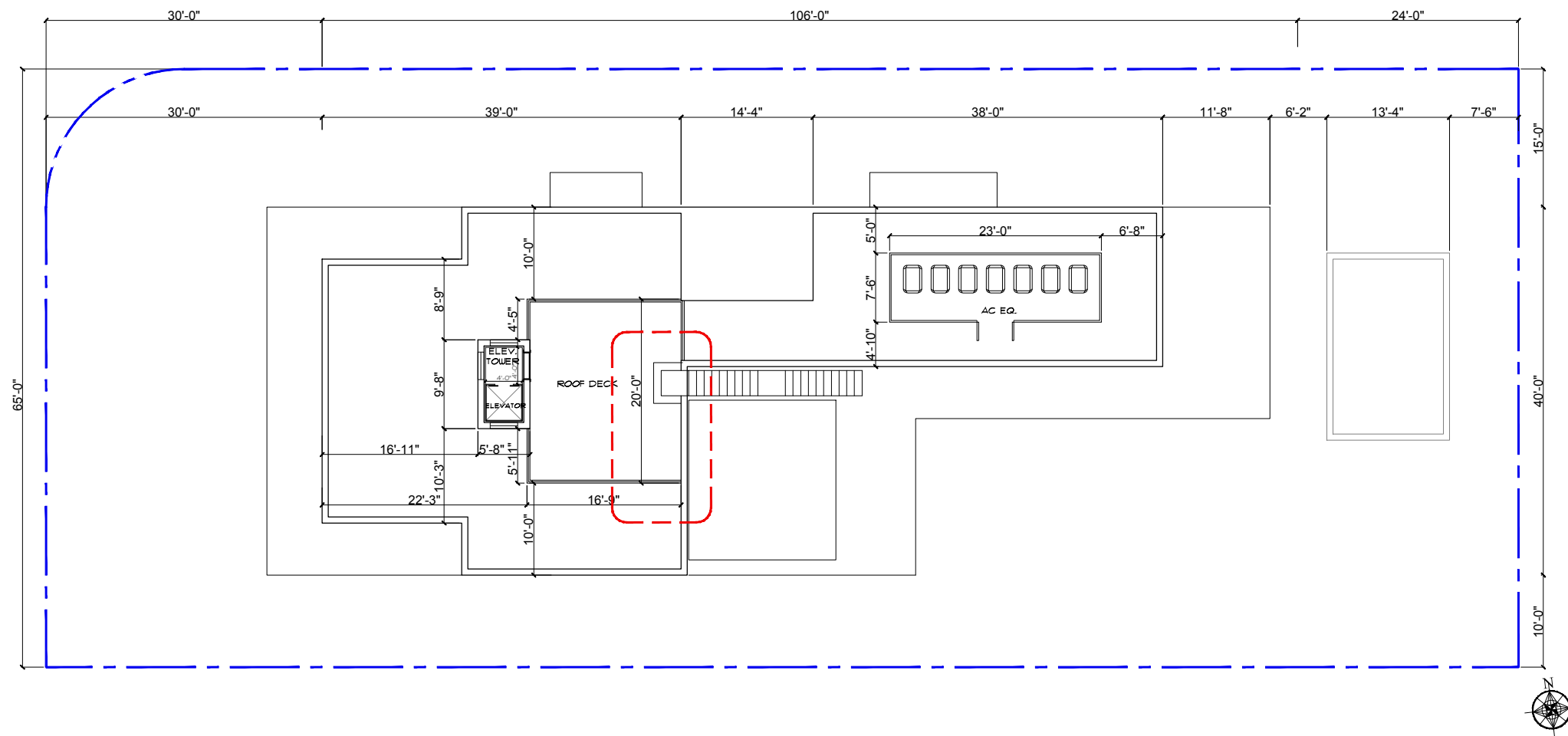
3 SIDE ELEVATION- ROOF PLAN  
SCALE: 1/16" = 1'-0"



142-106 (2) d: NEED DRB APPROVAL IN UNDERLINE SECTIONS

Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line. The square footage of the additional open space shall not be less than one percent of the lot area. The open space provided along a side elevation in accordance with this subsection, whether required or not, shall not be included in the lot coverage calculation provided that the combined depth of the open space, as measured from the required side setback line(s), is less than 30 percent of the maximum developable building width of the property, as measured from the interior setback lines, and the total open space provided does not exceed five percent of the lot area. Any portions of the interior side yard open space in excess of five percent of the lot area shall be included in the total lot coverage calculation. The elevation (height) of the open space provided shall not exceed the maximum permitted elevation height of the required side yard, and at least 75 percent of the required interior open space area shall be sodded or landscaped previous open space. The intent of this regulation shall be to break up long expanses of uninterrupted two-story volume at or near the required side yard setback line and exception from the minimum requirements of this provision may be granted only through historic preservation board, or design review board approval, as may be applicable, in accordance with the applicable design review or appropriateness criteria.





1 **ROOF DECK SETBACK**  
SCALE: 1/16" = 1'-0"

142-105 (b) (6): NEED DRB APPROVAL IN UNDERLINE SECTIONS

Roof decks. Roof decks shall not exceed six inches above the main roofline and shall not exceed a combined deck area of 25 percent of the enclosed floor area immediately one floor below, regardless of deck height. Roof decks shall be setback a minimum of ten feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots. The DRB or HPB may forego the required rear deck setback, in accordance with the applicable design review or appropriateness criteria.



**H&W INTERNATIONAL**  
419 NE 19TH ST. APT 501  
MIAMI, FL. 33132  
P. 786.253.6013

PROJECT TITLE:

**2499 N. MERIDIAN RESIDENCE**

2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140  
FOLIO NUMBER: 02-3227-006-0460

ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)

REVISIONS:

1		
2		
3		
4		

PROJECT N. : **HW4-10**

SCALE:

DRAWN BY: YH/SW

APPR BY:

DATE:

SEAL:

YIMING HO  
AR99574

SHEET TITLE:

**WAIVER DIAGRAM-ROOF DECK SETBACK**

SHEET NO:

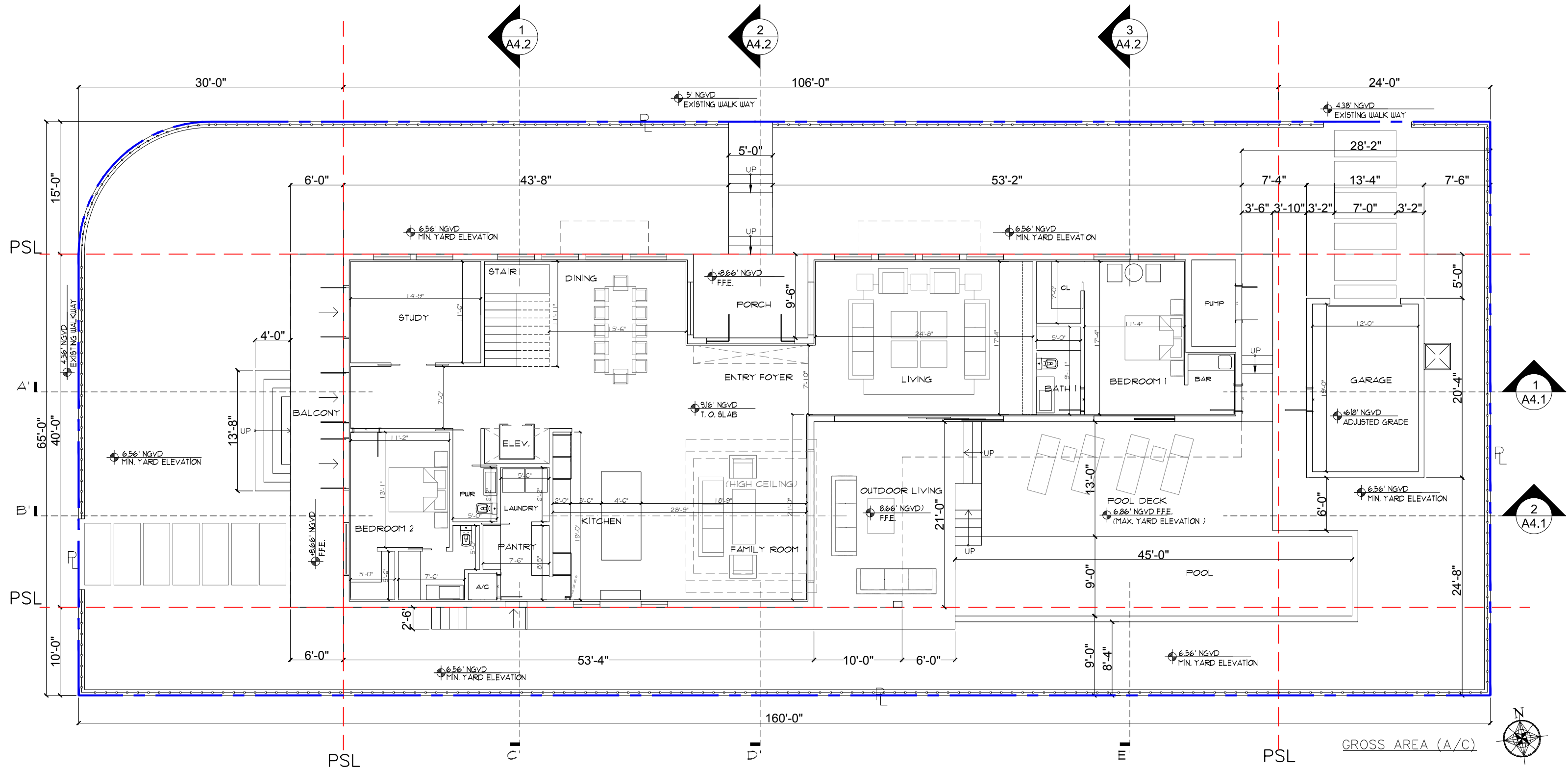
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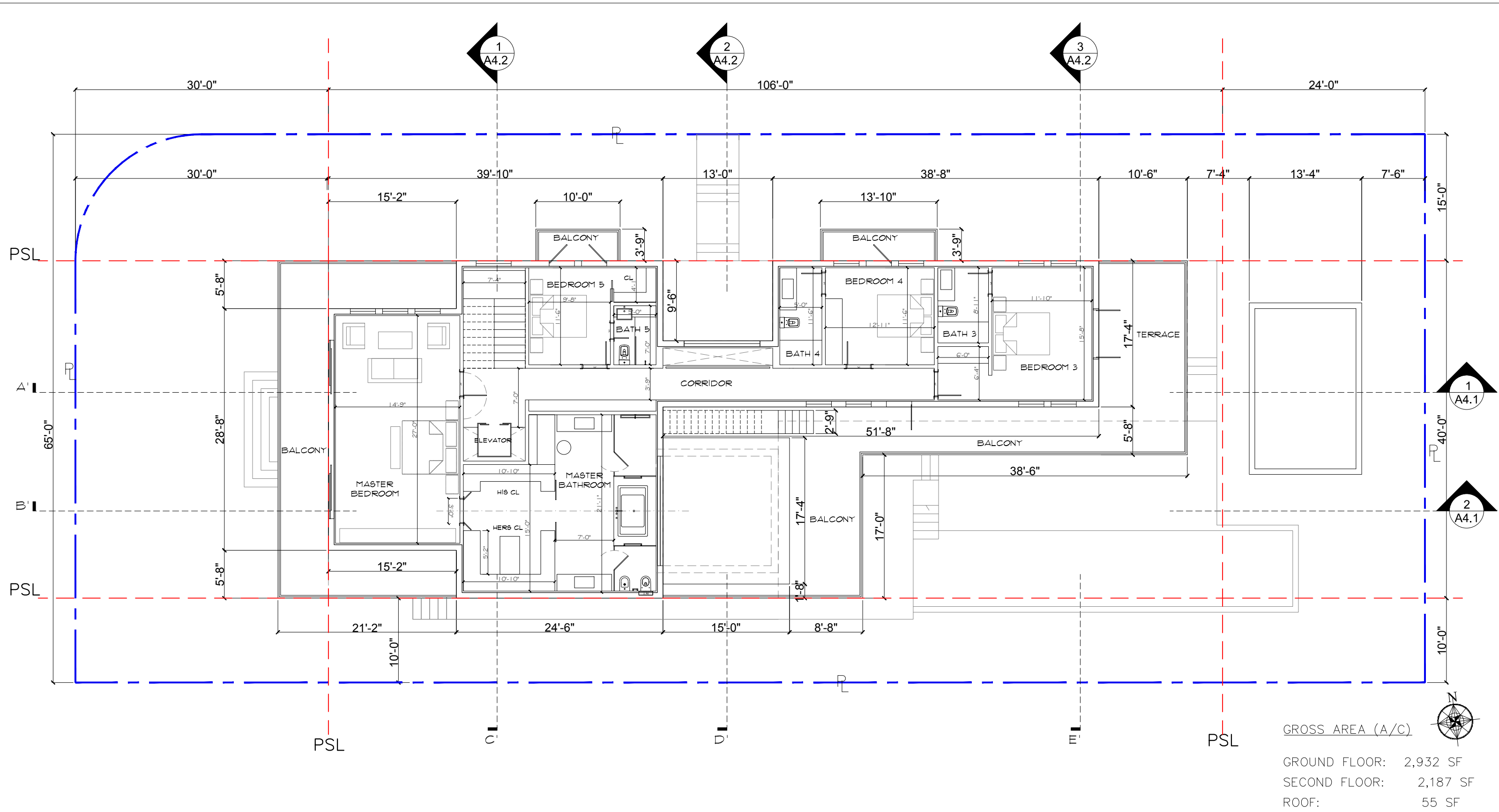


1 PROPOSED GROUND FLOOR PLAN  
SCALE: 3/32" = 1'-0"

GROSS AREA (A/C)

GROUND FLOOR: 2,932 SF  
SECOND FLOOR: 2,187 SF  
ROOF: 55 SF  
TOTAL: 5,174 SF



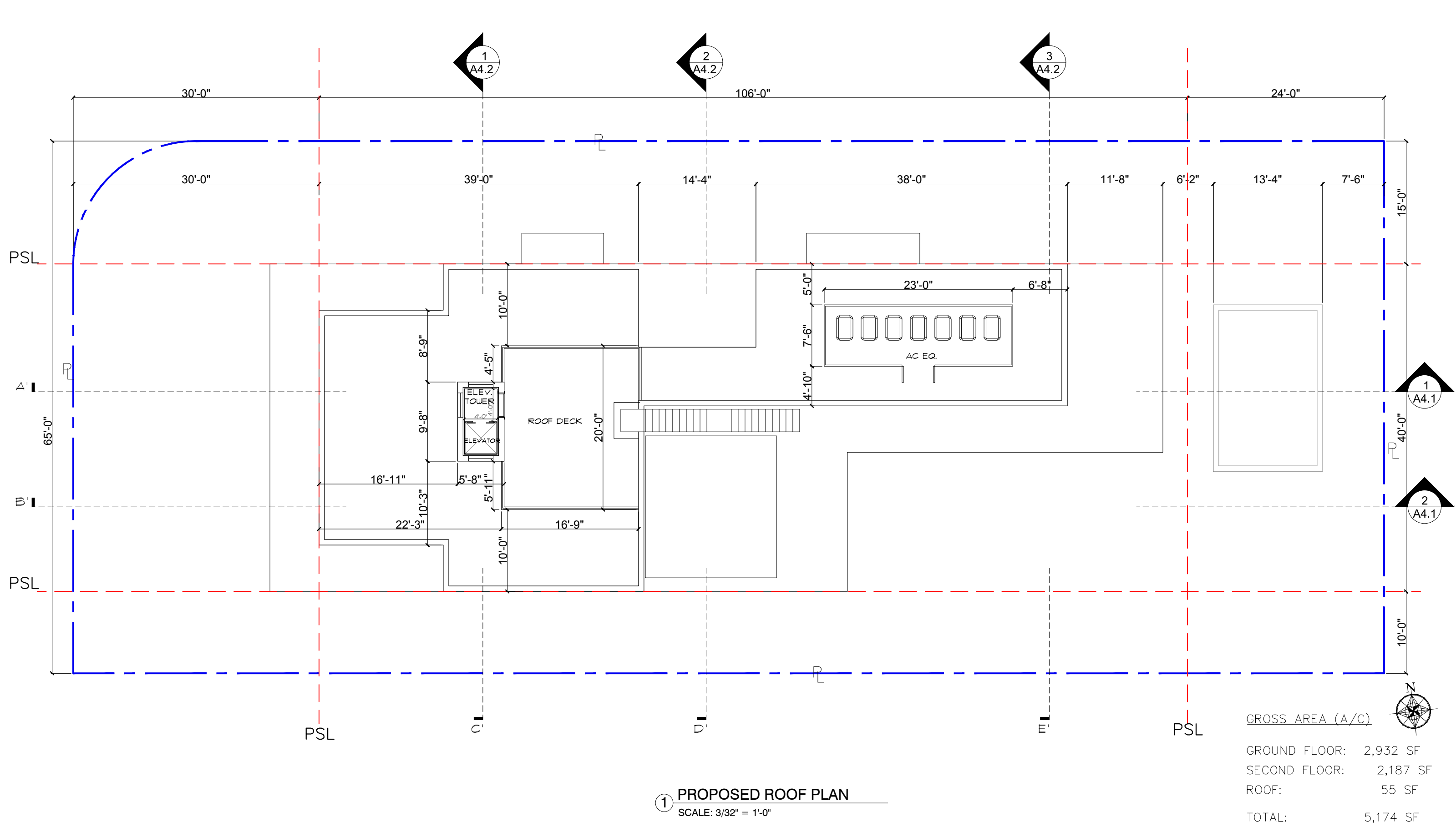


**1 PROPOSED SECOND FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

GROSS AREA (A/C)

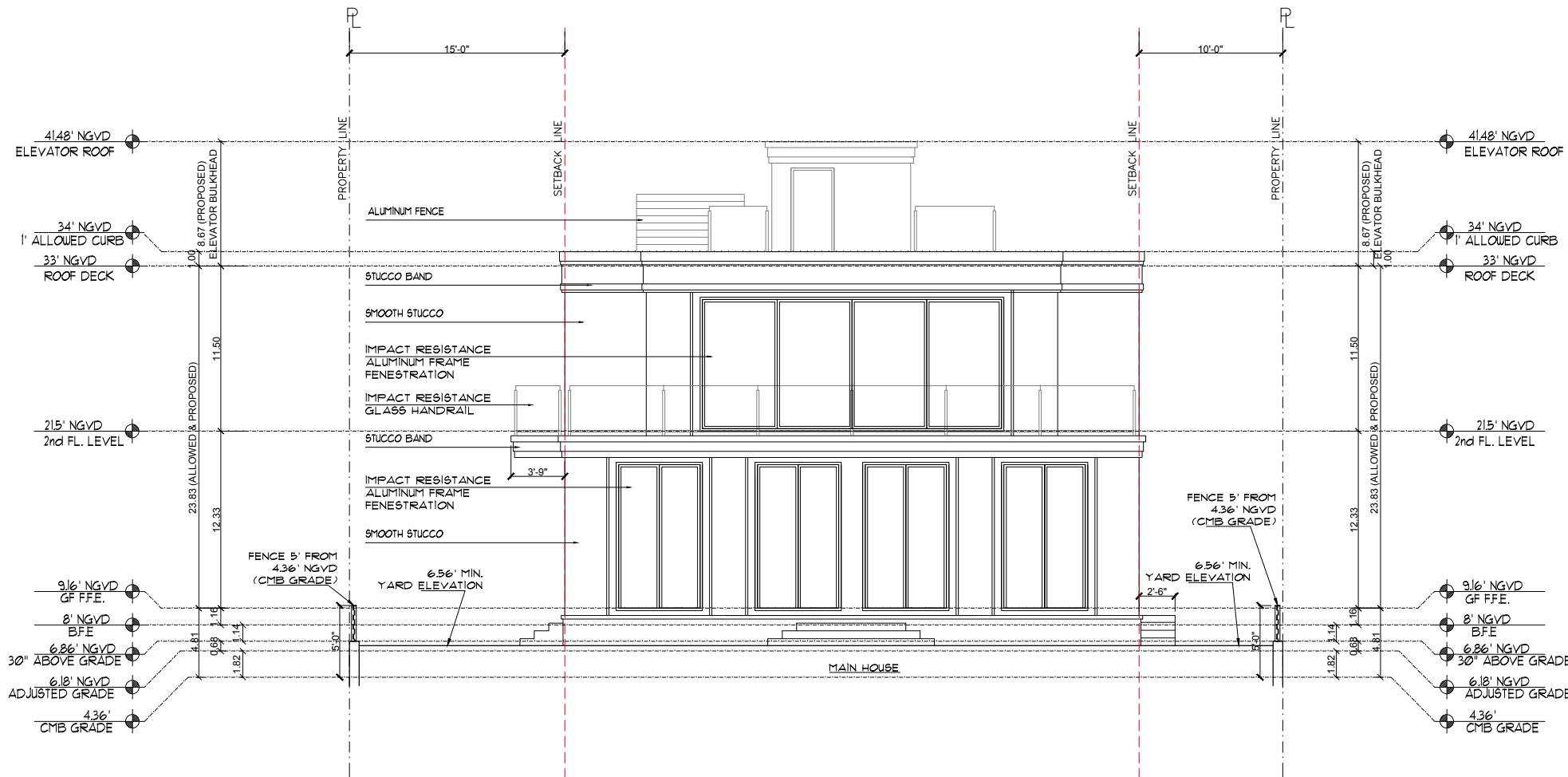
GROUND FLOOR: 2,932 SF  
SECOND FLOOR: 2,187 SF  
ROOF: 55 SF  
TOTAL: 5,174 SF











1 PROPOSED WEST ELEVATION  
SCALE: 3/32" = 1'-0"



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FOLIO NUMBER: 02-3227-006-0460  
ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)

REVISIONS:	
1	
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PROJECT N. : HW4-10  
SCALE:  
DRAWN BY: YH/SW  
APPR BY:  
DATE:

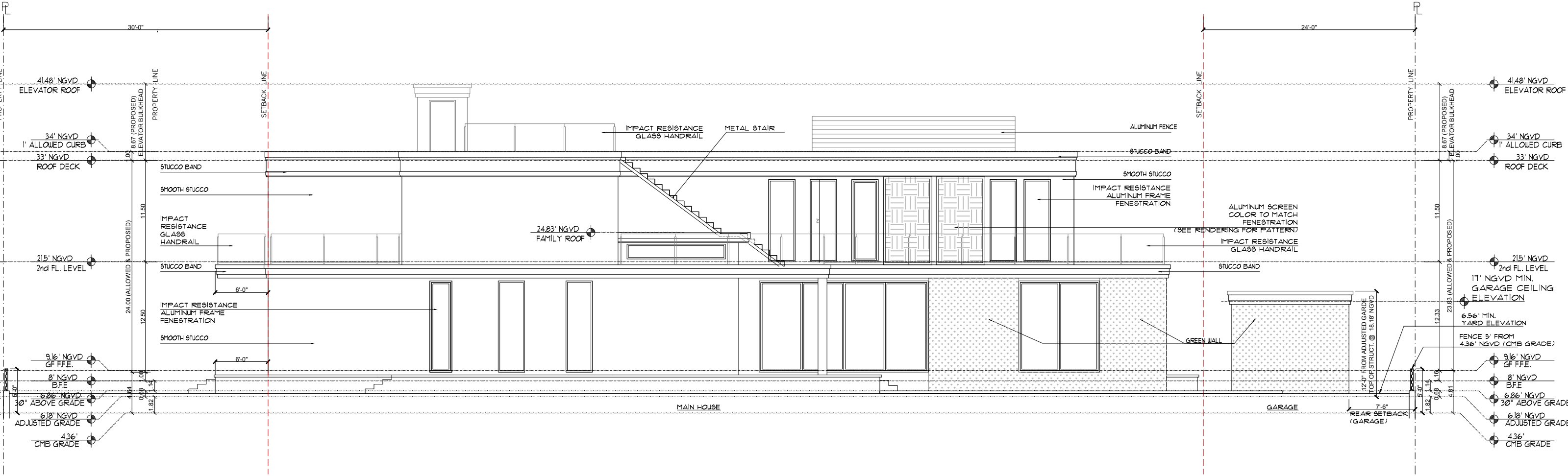
SEAL:  
  
YIMING HO  
AR99574

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**PROPOSED WEST ELEVATION**

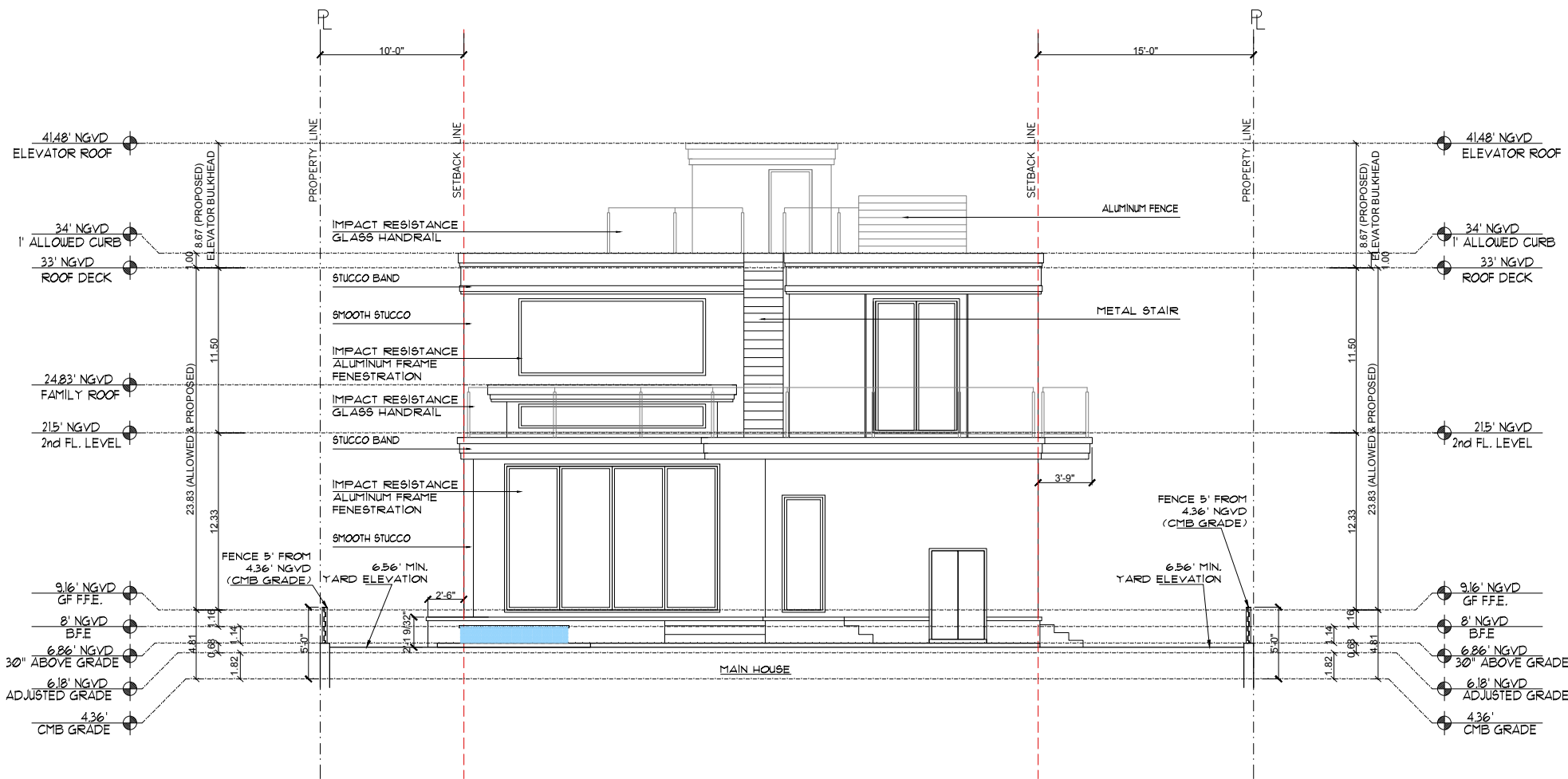
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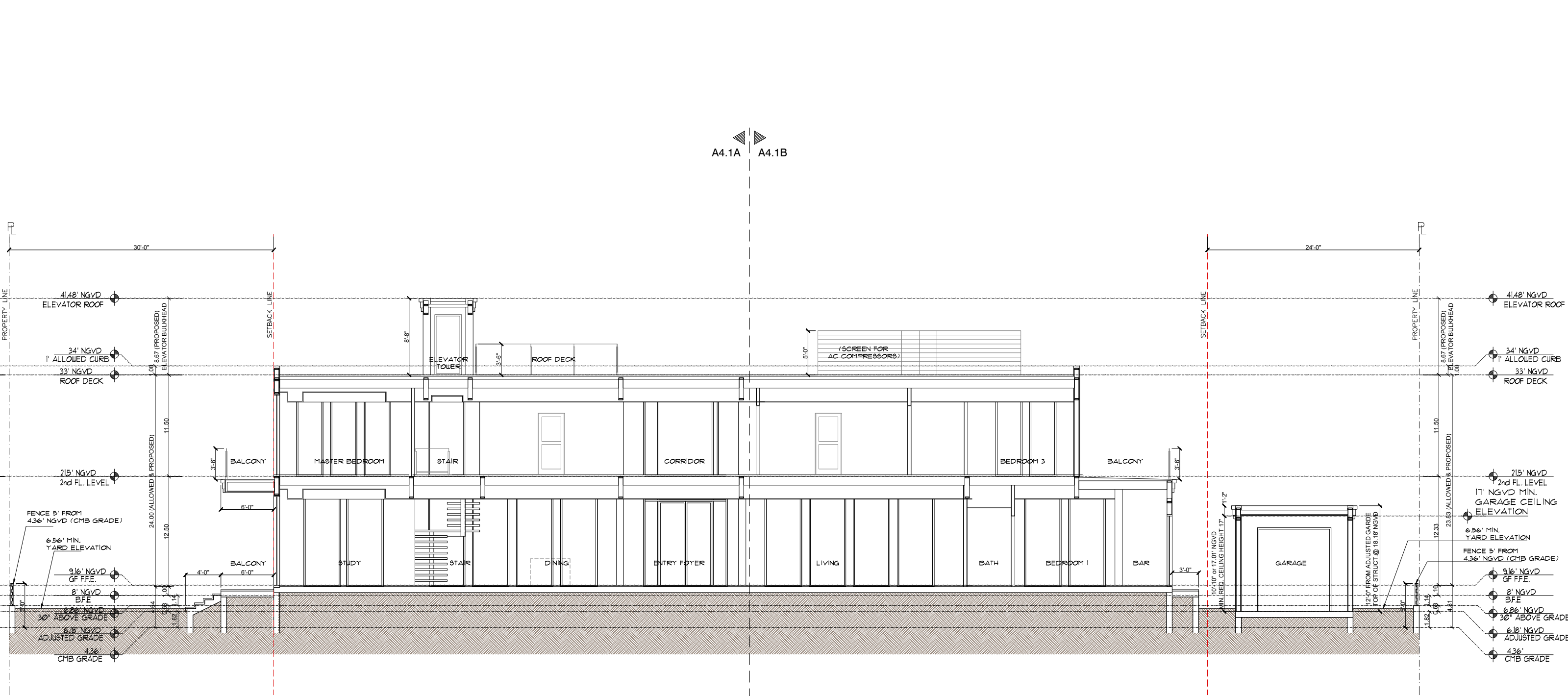


1 PROPOSED SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

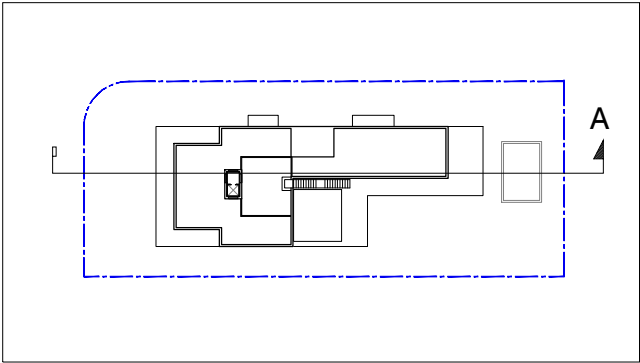


1 PROPOSED EAST ELEVATION  
SCALE: 3/32" = 1'-0"




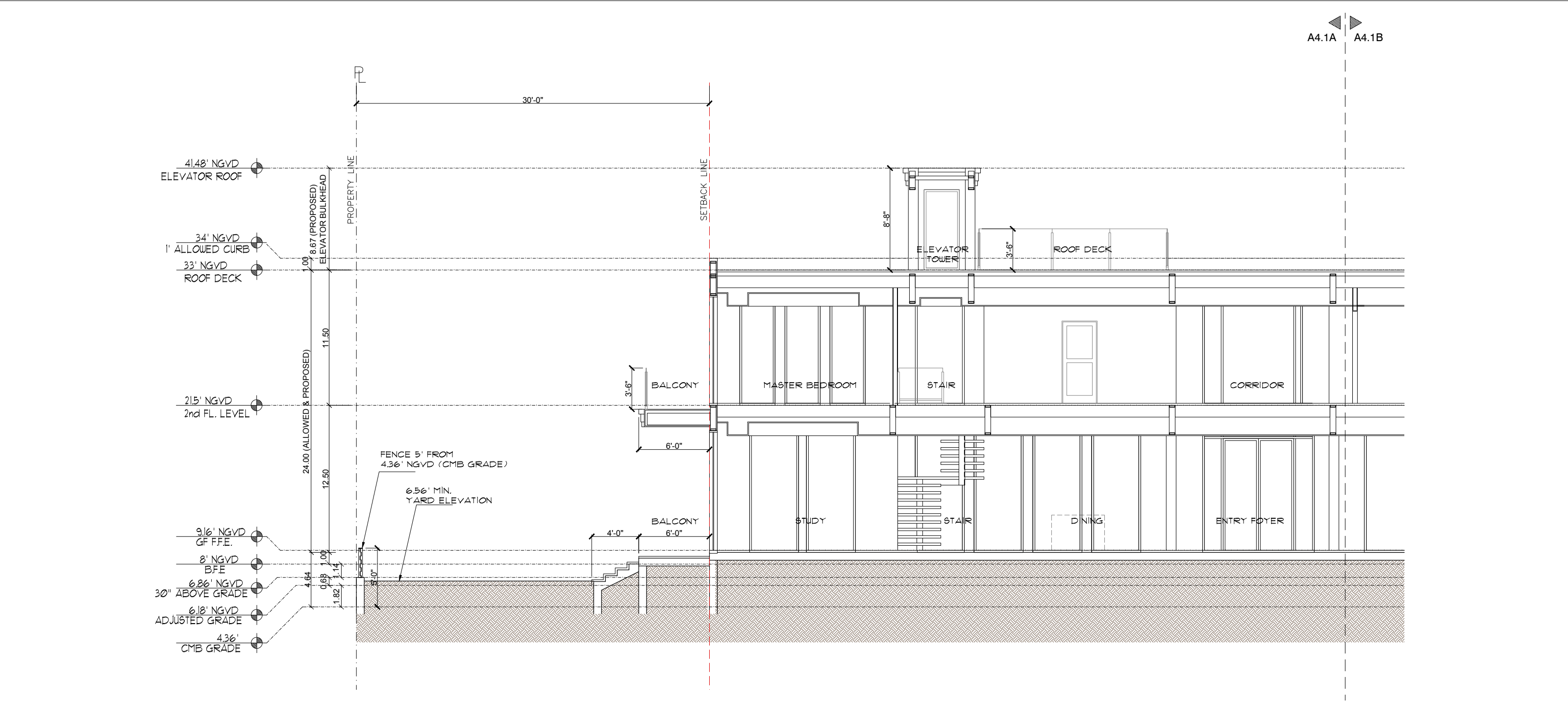


1 PROPOSED SITE SECTION A  
SCALE: 3/32" = 1'-0"

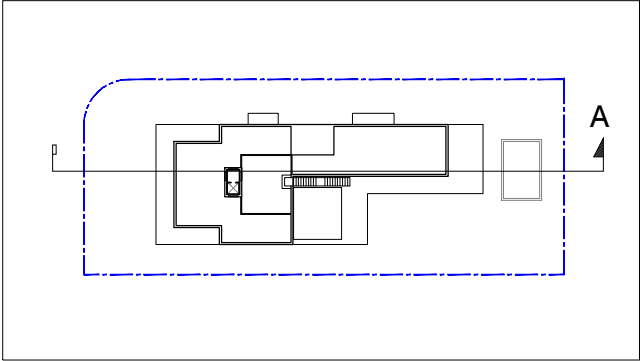


2 KEY PLAN

 <b>H&amp;W INTERNATIONAL</b> 419 NE 19TH ST. APT 501 MIAMI, FL. 33132 P. 786.253.6013	PROJECT TITLE: <b>2499 N. MERIDIAN RESIDENCE</b> 2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140 FOLIO NUMBER: 02-3227-006-0460 ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)	REVISIONS: 1 2 3 4	PROJECT N. : <b>HW4-10</b> SCALE: DRAWN BY: YH/SW APPR BY: DATE:	SEAL:  <b>YIMING HO</b> AR99574	SHEET TITLE: <b>PROPOSED SITE SECTION A</b>	SHEET NO: <b>A4.1</b> <small>THIS DRAWING IS PROPERTY OF H&amp;W INTERNATIONAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT PERMISSION OF H&amp;W INT.</small>
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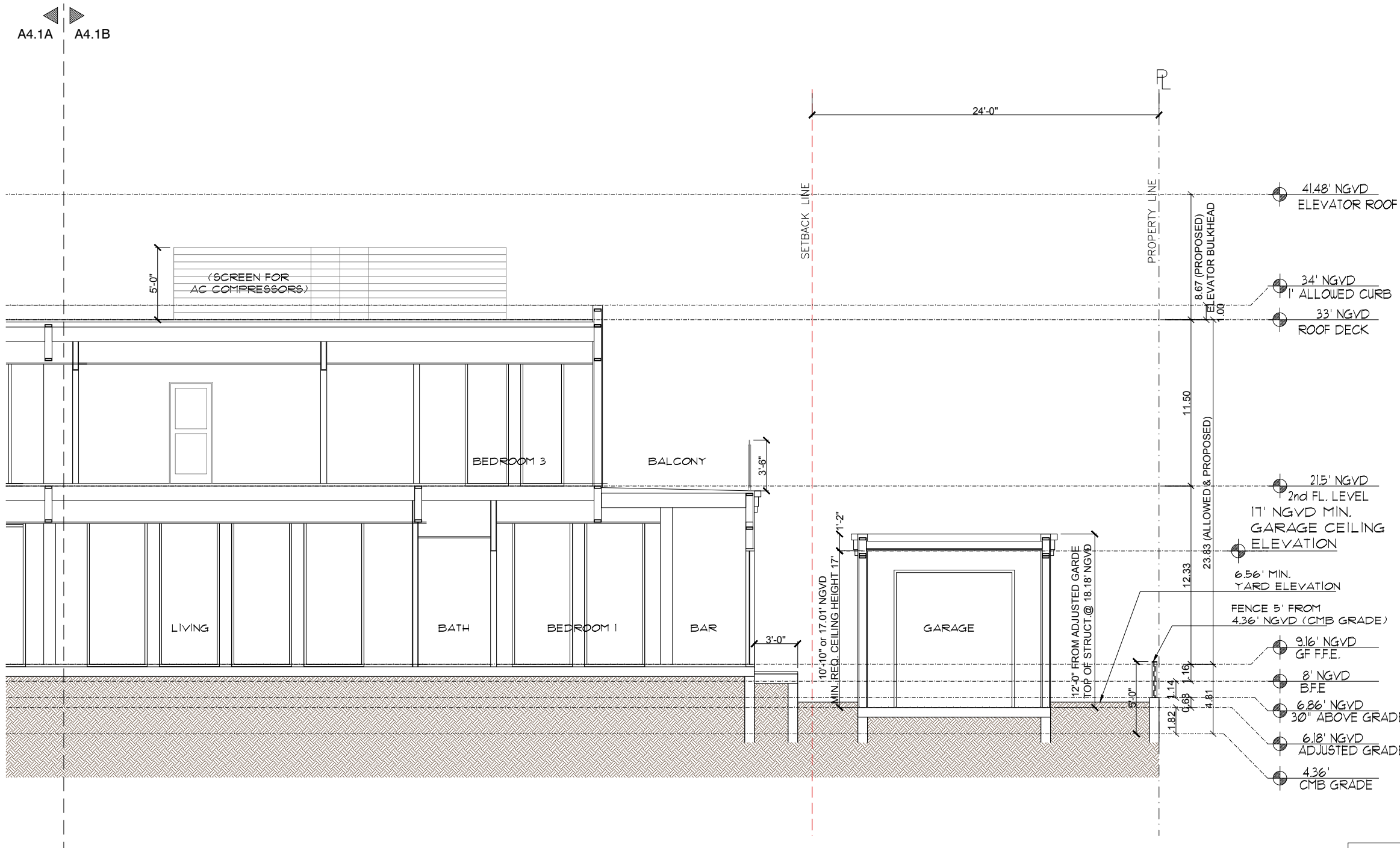


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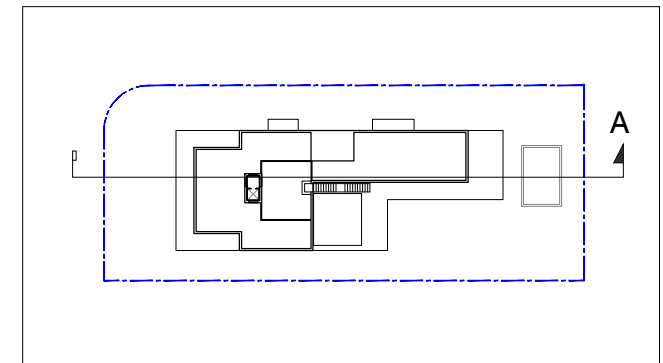


2 KEY PLAN





1 PROPOSED SITE SECTION A (PARTIAL)  
SCALE: 1/8" = 1'-0"



2 KEY PLAN



H&W INTERNATIONAL  
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MIAMI, FL. 33132  
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**2499 N. MERIDIAN RESIDENCE**  
2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140  
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REVISIONS:  
1  
2  
3  
4

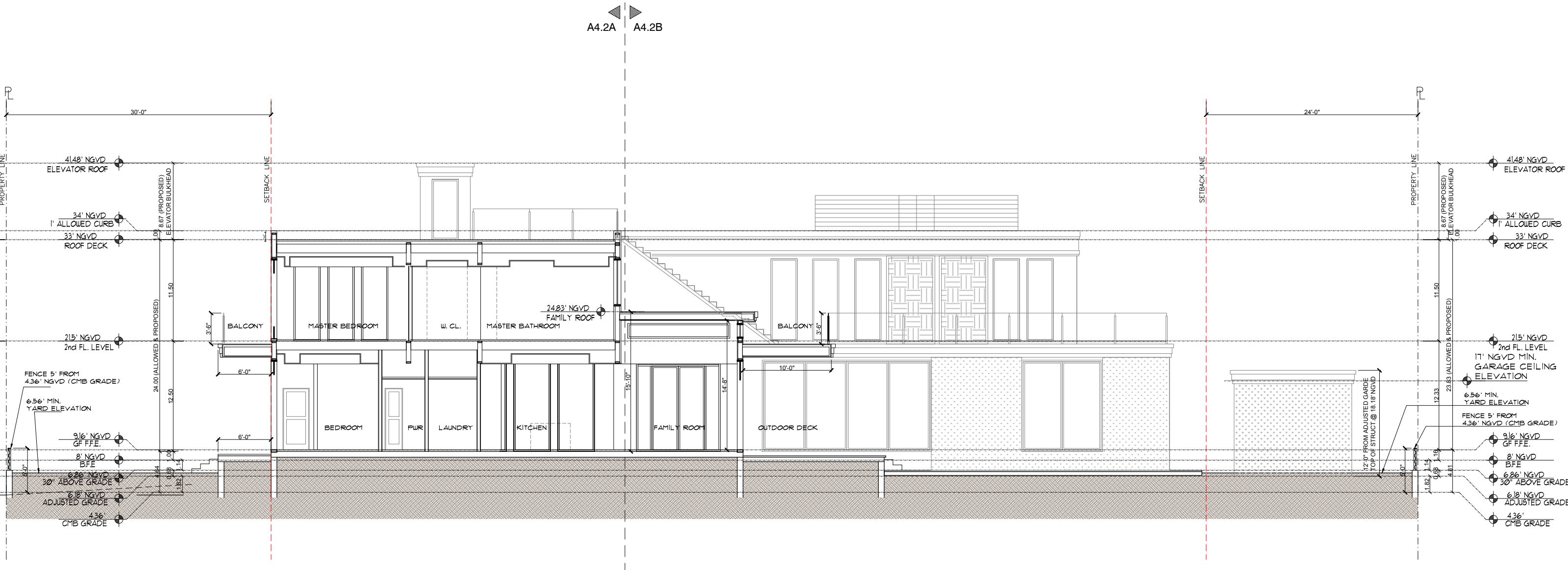
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SCALE:  
DRAWN BY: YH/SW  
APPR BY:  
DATE:

SEAL:  
  
YIMING HO  
AR99574

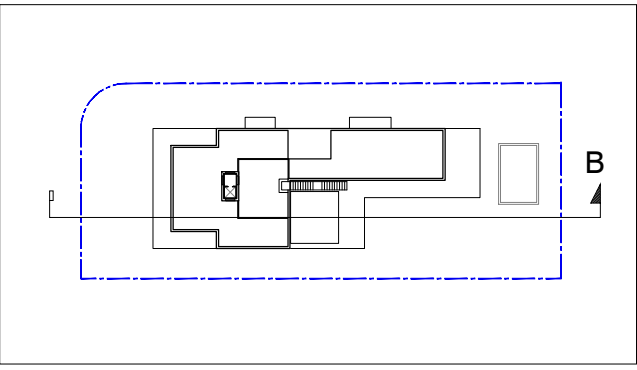
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**PROPOSED SITE SECTION A (PARTIAL)**

SHEET NO:  
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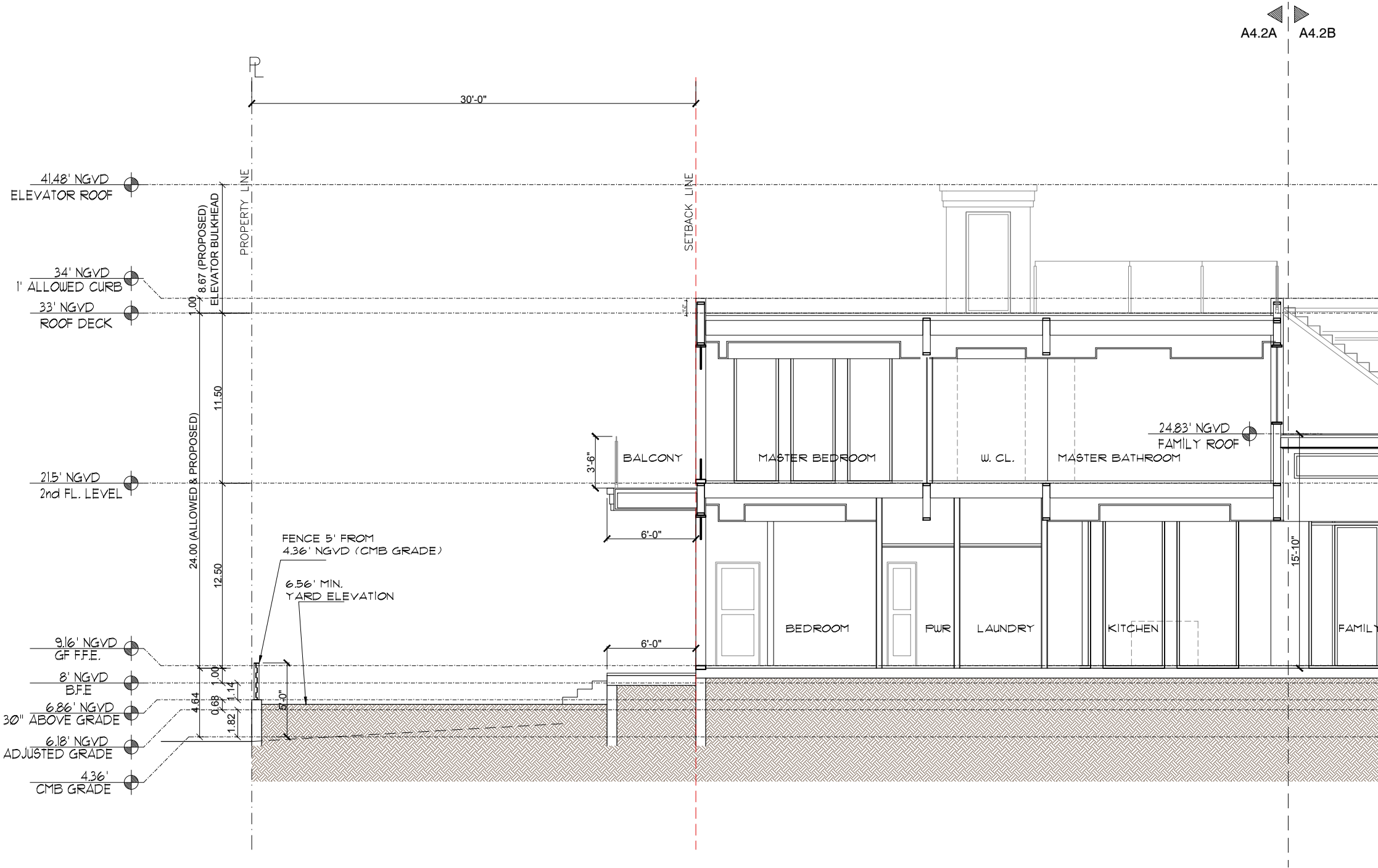


1 PROPOSED SITE SECTION B  
SCALE: 3/32" = 1'-0"

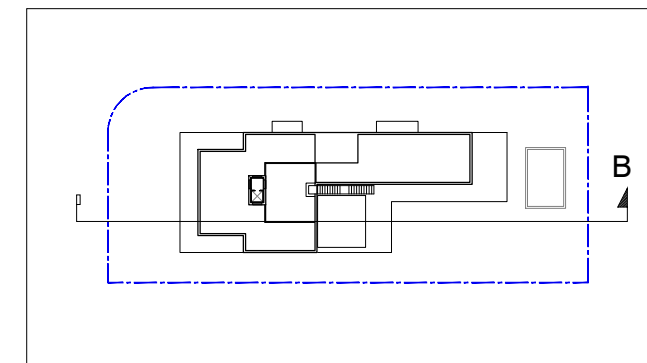


2 KEY PLAN





1 PROPOSED SITE SECTION B (PARTIAL)  
SCALE: 3/32" = 1'-0"



2 KEY PLAN



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419 NE 19TH ST. APT 501  
MIAMI, FL. 33132  
P. 786.253.6013

PROJECT TITLE:  
**2499 N. MERIDIAN RESIDENCE**  
2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140  
FOLIO NUMBER: 02-3227-006-0460  
ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)

REVISIONS:  
1  
2  
3  
4

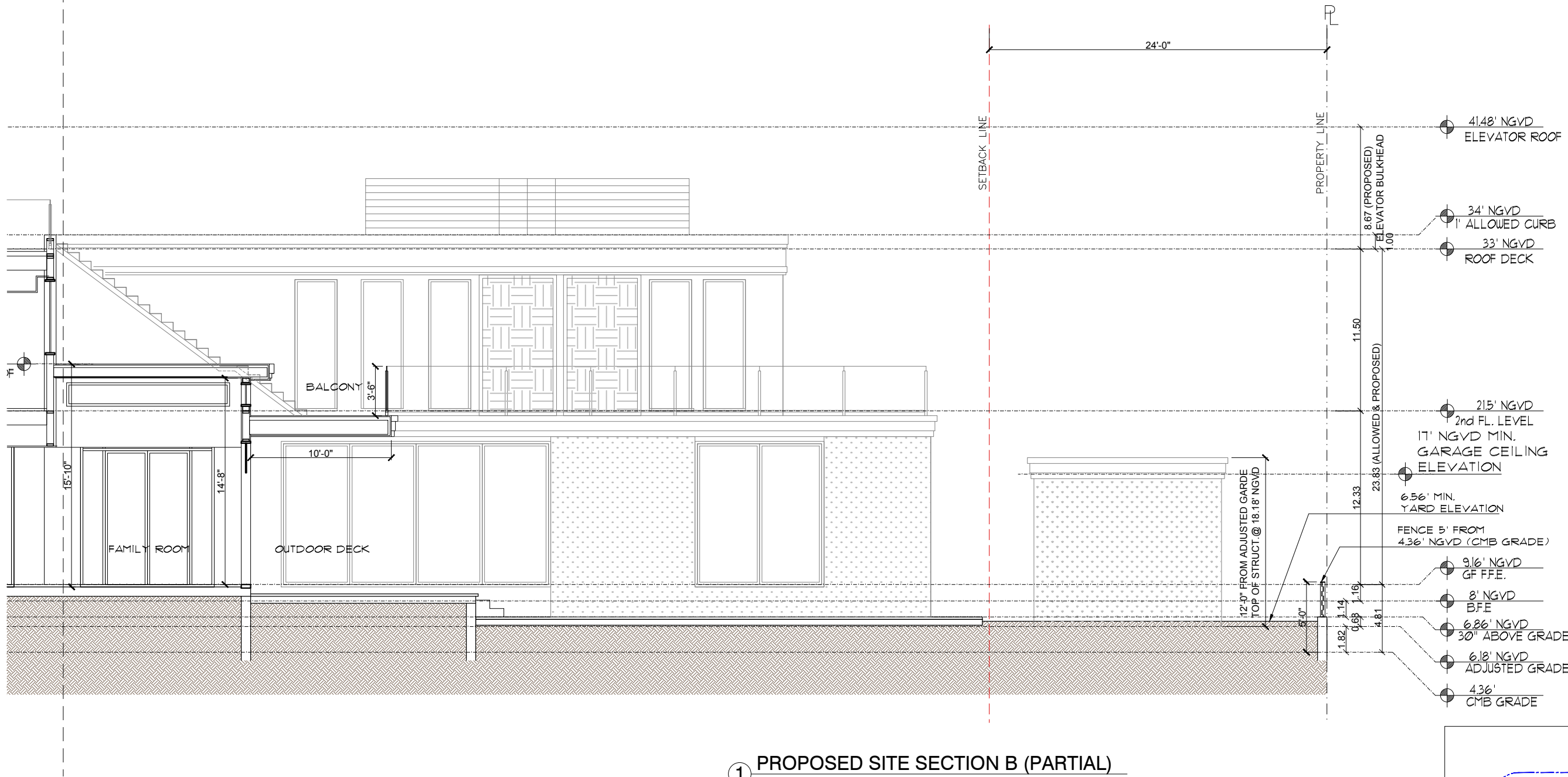
PROJECT N. : HW4-10  
SCALE:  
DRAWN BY: YH/SW  
APPR BY:  
DATE:

SEAL:  
  
YIMING HO  
AR99574

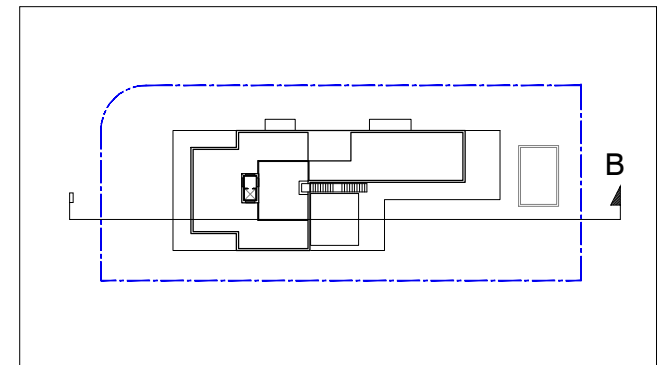
SHEET TITLE:  
**PROPOSED SITE SECTION B (PARTIAL)**

SHEET NO:  
**A4.2A**

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1 PROPOSED SITE SECTION B (PARTIAL)  
SCALE: 3/32" = 1'-0"



2 KEY PLAN



H&W INTERNATIONAL  
419 NE 19TH ST. APT 501  
MIAMI, FL. 33132  
P. 786.253.6013

PROJECT TITLE:  
**2499 N. MERIDIAN RESIDENCE**  
2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140  
FOLIO NUMBER: 02-3227-006-0460  
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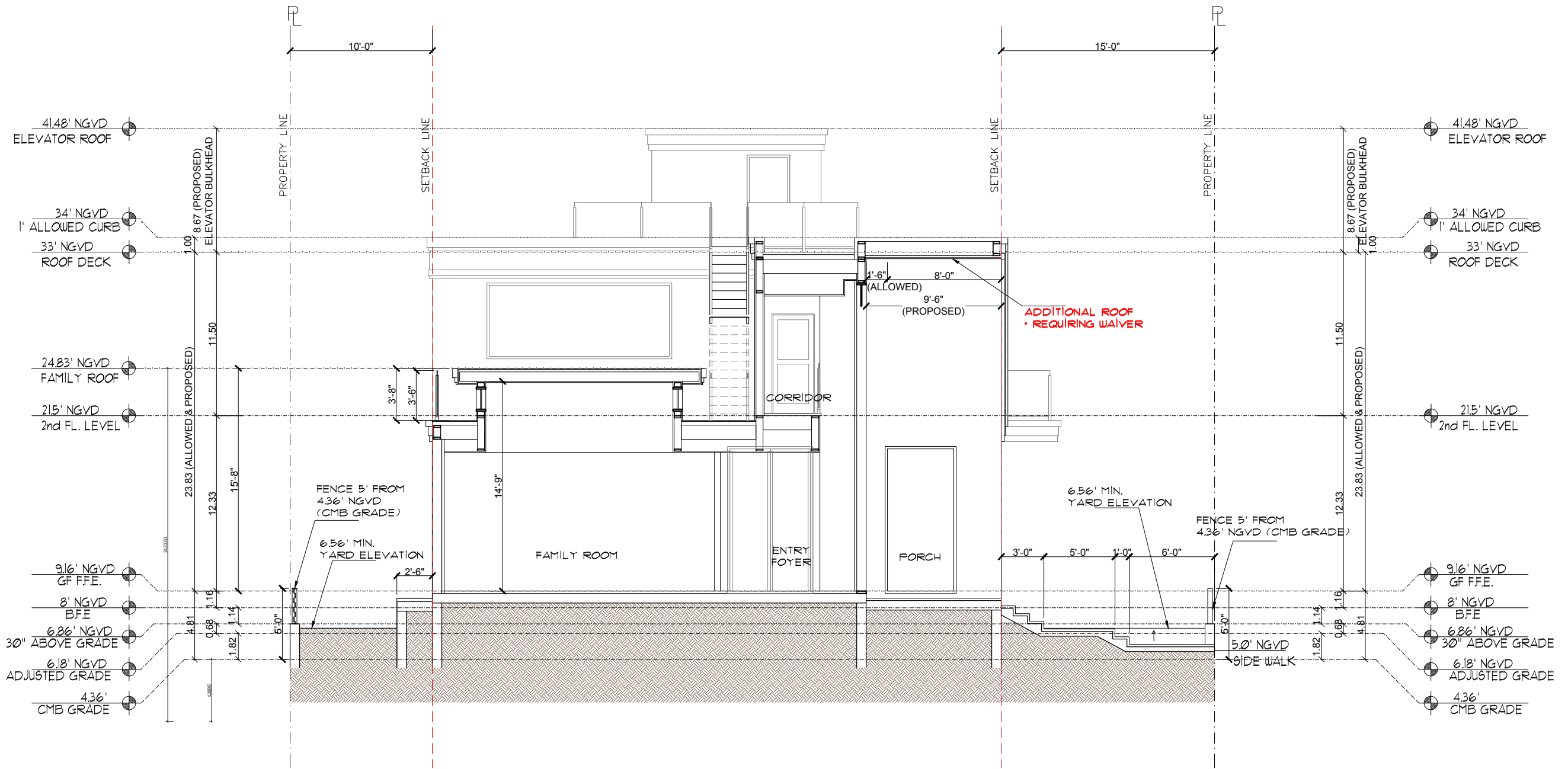
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**PROPOSED SITE SECTION B (PARTIAL)**

SHEET NO:  
**A4.2B**

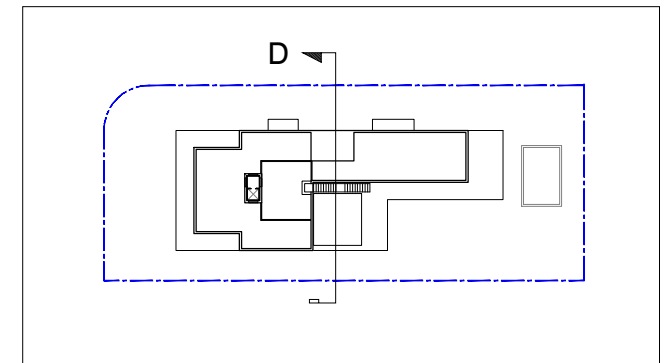
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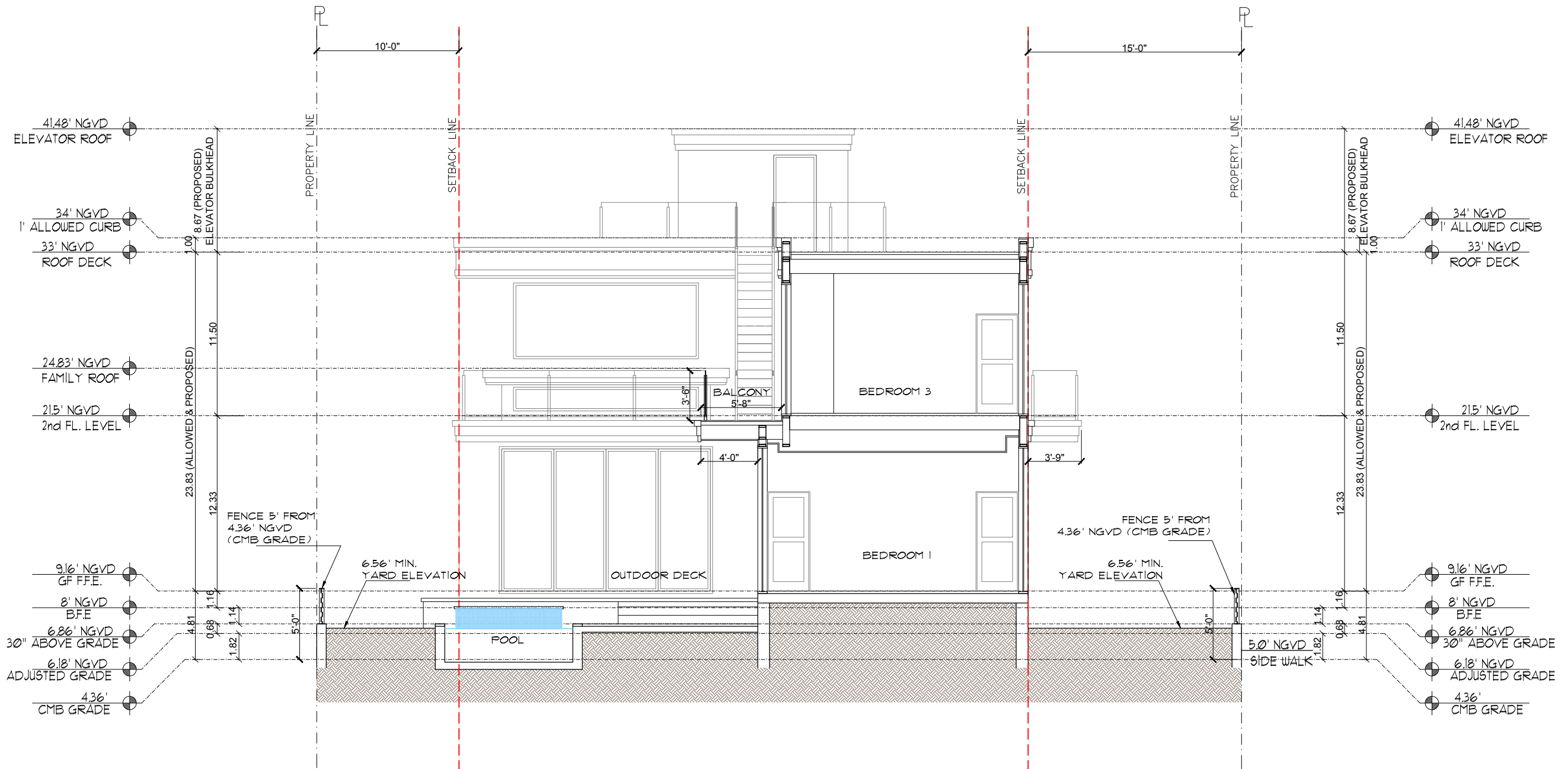




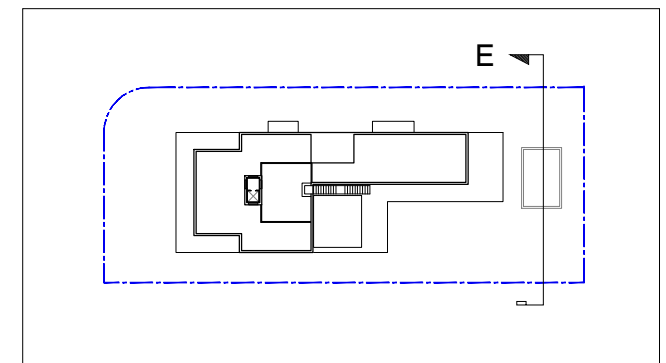
1 PROPOSED SECTION D  
SCALE: 1/8" = 1'-0"



2 KEY PLAN



1 PROPOSED SECTION E  
SCALE: 1/8" = 1'-0"

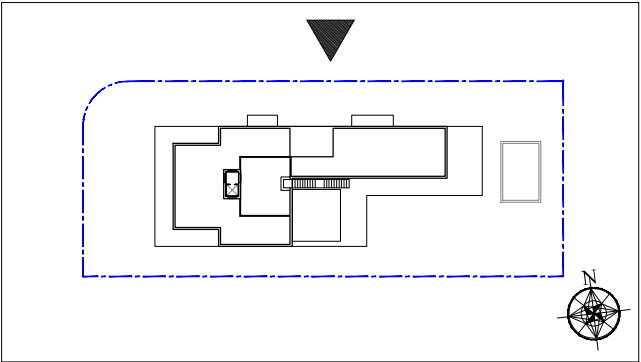


2 KEY PLAN





① FRONT VIEW (28TH STREET SIDE)



② KEY PLAN

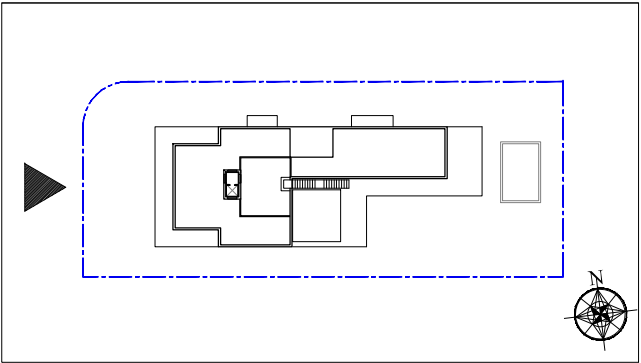
MATERIAL LEGEND			
ITEM	LOCATION	MATERIAL	NOTE
A	WALLS	STUCCO W/ PAINT	
B	MOLDINGS	STUCCO W/ PAINT	
C	WINDOWS	ALUMINUM W/ GLASS	
D	GUARD RAILS	ALUMINUM W/GLASS	
E	BALCONY FLOOR	TILE	
F	FENCE	ALUMINUM ABOVE MASONY WALL	
G	GARAGE DOOR	ALUMINUM	
H	DECORATIVE PANEL	ALUMINUM	





1 FRONT VIEW (N. MERIDIAN AVE SIDE)

MATERIAL LEGEND			
ITEM	LOCATION	MATERIAL	NOTE
A	WALLS	STUCCO W/ PAINT	
B	MOLDINGS	STUCCO W/ PAINT	
C	WINDOWS	ALUMINUM W/ GLASS	
D	GUARD RAILS	ALUMINUM W/GLASS	
E	BALCONY FLOOR	TILE	
F	FENCE	ALUMINUM ABOVE MASONRY WALL	
G	GARAGE DOOR	ALUMINUM	
H	DECORATIVE PANEL	ALUMINUM	

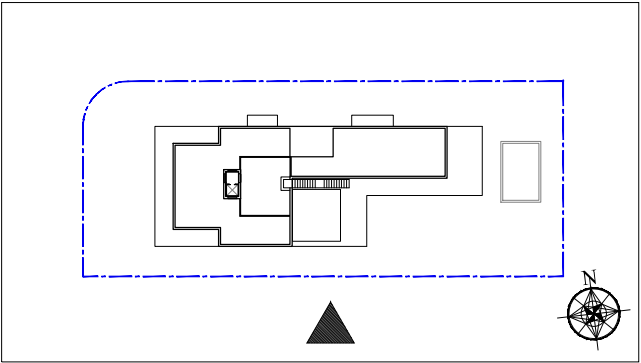


2 KEY PLAN





① SIDE VIEW (SOUTH SIDE)



② KEY PLAN

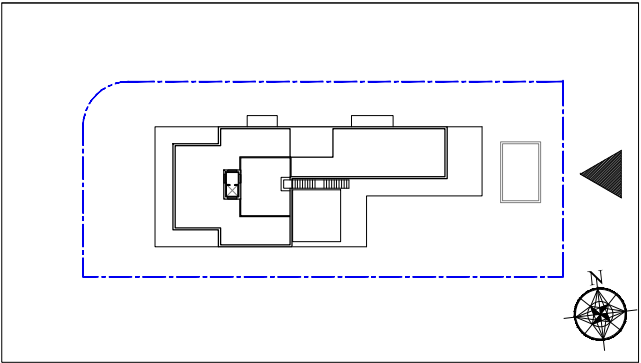
MATERIAL LEGEND			
ITEM	LOCATION	MATERIAL	NOTE
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B	MOLDINGS	STUCCO W/ PAINT	
C	WINDOWS	ALUMINUM W/ GLASS	
D	GUARD RAILS	ALUMINUM W/GLASS	
E	BALCONY FLOOR	TILE	
F	FENCE	ALUMINUM ABOVE MASONY WALL	
G	GARAGE DOOR	ALUMINUM	
H	DECORATIVE PANEL	ALUMINUM	





① REAR VIEW (EAST SIDE)

MATERIAL LEGEND			
ITEM	LOCATION	MATERIAL	NOTE
A	WALLS	STUCCO W/ PAINT	
B	MOLDINGS	STUCCO W/ PAINT	
C	WINDOWS	ALUMINUM W/ GLASS	
D	GUARD RAILS	ALUMINUM W/GLASS	
E	BALCONY FLOOR	TILE	
F	FENCE	ALUMINUM ABOVE MASONRY WALL	
G	GARAGE DOOR	ALUMINUM	
H	DECORATIVE PANEL	ALUMINUM	



② KEY PLAN





① PERSPECTIVE VIEW (28TH STREET- MERIDIAN AVE CORNER)



③ PERSPECTIVE VIEW (SE CORNER)

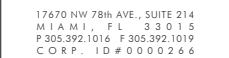


② PERSPECTIVE VIEW (28TH STREET- MERIDIAN AVE CORNER)



④ PERSPECTIVE VIEW (SE AVE CORNER)





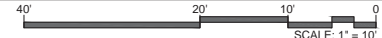
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DOMUS MERIDIAN RESIDENCE II  
2499 MERIDIAN AVENUE  
MIAMI BEACH, FL 33140

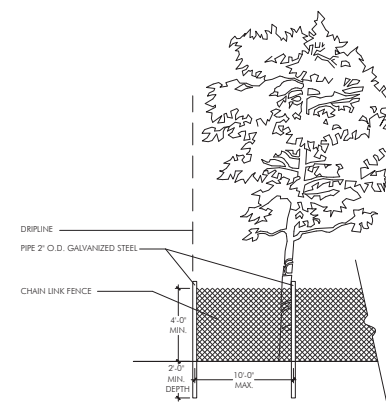


### EXISTING TREE DISPOSITION PLAN



EXISTING TREE DISPOSITION LIST										
KEY	BOTANICAL NAME	COMMON NAME	SIZE		DISPOSITION			Condition	MITIGATION S.F. CANOPY	
			HT. (ft.)	SPD. (in.)	DBH. (in.)	TP2 DIA. (in.)	REMAINER			REMOVE
1	<i>Quercus virginiana</i>	Live Oak	25	25	14.5	9.5	X		poor	982
2	<i>Bucaya lucasana</i>	Black Olive	40	50	28.5	19	X		poor	3927
3	<i>Serentaria mahoganyi</i>	West India Mahogany	30	30	25.5	17	X		poor, hazard	n/a
4	<i>Serentaria mahoganyi</i>	West India Mahogany	30	30	23	15	X		poor	1414
5	<i>Pinus americana</i>	Avocado	25	20	4.5 + 15.4 + 16	10	X		poor	628
6	<i>Fellied by Irma</i>									
7	<i>Fellied by Irma</i>									n/a
8	<i>Sabal palmetto</i>	Sabal Palm	20	15	14	8	X			177
9	<i>Sabal palmetto</i>	Sabal Palm	20	15	12.5	8	X			177
							TOTAL CANOPY S.F. TO BE REPLACED			7,36
							**TOTAL CANOPY S.F. PROVIDED			7,36

\*Provided per O&E ordinance w/ 10 new Tree/Palm Planting total of (19) Cat 1 trees @ 300 s.f. ea., (4) Cat 2 trees @ 150 s.f. ea., (0) Cat 3 trees @ 100 s.f. ea. and (21) Cat 4 Palms @ 50 s.f. ea.



NOTES:

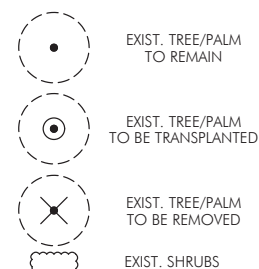
- BARRIER SHALL BE PLACED AT THE EDGE OF THE DIRTLINE OF THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE TREE OVERLAPES PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.
- TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION; AND MAINTAINED THROUGHOUT CONSTRUCTION.
- REMOVE TPF ONLY WITH APPROVAL FROM URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.

\*NOTE: Should any existing trees or palms be damaged they shall be evaluated by the City Urban Forester to determine corrective actions that may include removal, corrective pruning and or replacement. Any corrective actions required shall be performed in accordance with the City of Miami Beach Code, the most current ANSI A-300 Pruning Standards and or an issued City Tree or Environmental Permit. Any corrective pruning required shall be performed by an ISA Certified Arborist and the City Urban Forester shall be consulted.

### TREE PROTECTION DETAIL

N.T.S.

### PLANT LEGEND



REV.		
------	--	--

TITLE \_\_\_\_\_

EXISTING TREE  
DISPOSITION  
PLAN

Ken Gardner  
Kiehl Semler

DATE 9.05.2018

SCALE \_\_\_\_\_ as noted

SHEET LA1.01





LANDSCAPE SPECIFICATIONS  
PART 1 - GENERAL

- 1.1 SCOPE  
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.
- 1.2 CONTRACTOR QUALIFICATIONS  
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.
- 1.3 INVESTIGATION OF UTILITIES  
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).
- 1.4 SUBSTITUTIONS  
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.
- 1.5 PLANT SIZES  
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

- 1.6 PLANT QUALITY  
A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.
- B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.
- C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.
- 1.7 PLANT QUANTITY  
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

- 1.8 UNIT PRICES  
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

- 1.9 SUBMITTALS  
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

- B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. Ft.) for approval by the Landscape Architect prior to delivery to the site.

- 1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC  
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

- B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate to the path of pedestrians and motorists.

- C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

- 1.11 MAINTENANCE PRIOR TO ACCEPTANCE  
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms:  
The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

- 1.12 ACCEPTANCE OF INSTALLATION  
A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

- 1.13 GUARANTEE  
A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

- 1.14 REPLACEMENT  
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.
2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

- 2.1 PLANTING SOIL  
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

- B. Soil for Sodded Areas: Soil to be coarse lawn sand.

- 2.2 FERTILIZER  
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: IESCO Palm Special 13-13-3 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

- 2.3 WATER  
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

- 2.4 MULCH  
A. Mulch shall be shredded Melaleuca mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.

- 2.5 ROOT BARRIER MATERIAL  
A. Root barrier material shall be 24" deep polypropylene panels by DeepRoot or approved equal.

- B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

- 3.1 LAYOUT  
A. Verify location of all underground utilities and obstructions prior to excavation.
- 3.2 HERBICIDE TREATMENT  
A. In all areas infected with weed and/or grass growth, a systemic herbicide, such as Roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.
- 3.3 PLANT PIT EXCAVATION AND BACKFILLING  
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).
- B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.
- C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.
- D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

- 3.4 WATERING  
A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field-grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

- AMOUNT OF WATER PER APPLICATION  
For trees up to 5 inch caliper - 5 gallons  
From 5 to 8 inch caliper - 25 gallons  
9 inch and up caliper - 50 gallons

- FREQUENCY OF WATER  
Daily for the first week  
3 times per week for weeks 2 - 5  
2 times per week for weeks 6 - 8  
1 time per week for weeks 9 - 12

- B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

- C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

- 3.5 FERTILIZING  
A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilizer sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.
2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.
3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.
4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

- 3.6 MULCHING  
A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in soil areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

- 3.7 GUYING AND BRACING  
A. See the details bound herewith or made part of the plans.

- 3.8 SODDING  
A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

- B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

- C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

- D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

- E. Apply fertilizer to the sod as specified in Section 3.5.

- F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing soil.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with Round-up prior to beginning soil preparation.
2. In all shrub and groundcover beds, prepare soil as described for either condition, over the entire area to be planted:

- Condition A:  
If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

- Condition B:  
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil into the existing soil to a depth of 18 inches. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

- For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.



SIZE:  
□ ½" X 5½" (3.2MM X 140MM). 0.072" (1.82MM) THICK  
w/ 0.135" (3.43MM) EXPOSED TOP LIP

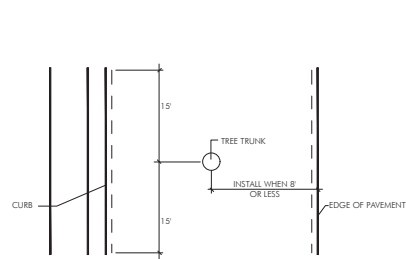
FINISH LEGEND:  
(MF) MILL FINISH-NATURAL ALUMINUM

NOTES:

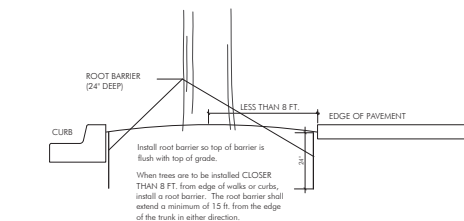
- INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
- 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
- CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. (800) 356-9860, (616) 399-9600
- CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT:WWW.PERMALOC.COM

ALUMINUM EDGING DETAIL

N.T.S.

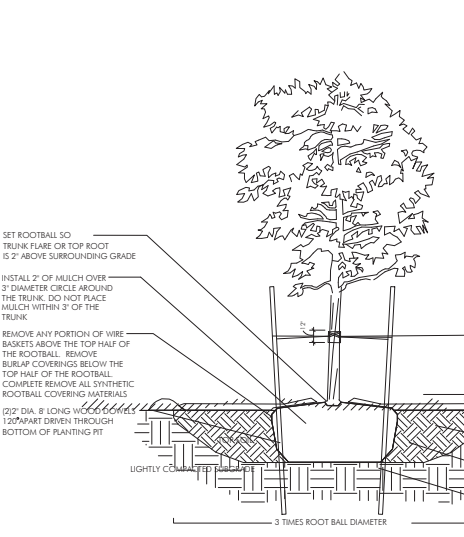


PLAN VIEW



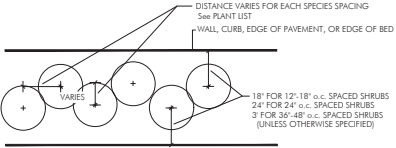
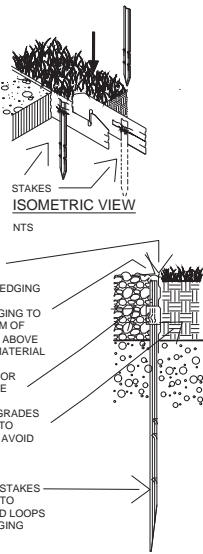
ROOT BARRIER INSTALLATION DETAIL

N.T.S.



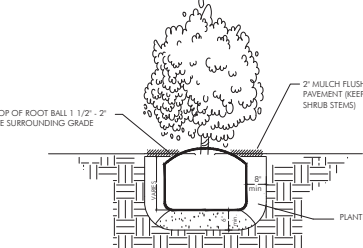
PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER

N.T.S.



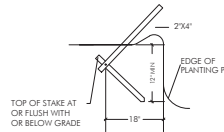
SHRUB SPACING DIAGRAM

N.T.S.



SHRUB INSTALLATION DETAIL

N.T.S.



DETAIL A

N.T.S.

NOTE- USE 4" X 4" STAKES  
TREES & PALMS OVER 12" CALIPER

PROVIDE THREE 2X4 PINE STAKES  
12" APART  
ATTACH NYLONS TO BATTENS  
NO NAILS IN TREE

SET ROOTBALL SO  
TRUNK FLARE OR TOP ROOT  
IS 2" ABOVE SURROUNDING GRADE

INSTALL 2" OF MULCH OVER  
3" DIAMETER CIRCLE AROUND  
THE TRUNK. DO NOT PLACE  
MULCH WITHIN 3" OF THE  
TRUNK.

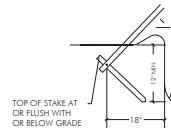
REMOVE ANY PORTION OF WIRE  
BASKETS ABOVE THE TOP HALF OF  
THE ROOTBALL. REMOVE  
BURLAP COVERINGS BELOW THE  
TOP HALF OF THE ROOTBALL.  
COMPLETELY REMOVE ALL SYNTHETIC  
ROOTBALL COVERING MATERIALS.

402" DIA. 8" LONG WOOD DOWELS  
AT CORNERS DRIVEN THROUGH  
BOTTOM OF PLANTER

HOLES TO ACCOMMODATE PLANTS SHALL  
BE A MINIMUM OF THREE TIMES THE SIZE OF  
THE PLANT BALL

ALL BACKFILL FOR TREES SHALL BE AS EXISTING  
SOIL WITH ALL ROCKS 2" OR LARGER REMOVED  
FERTILIZER SHALL BE INSTALLED AS PER THE  
WRITTEN SPECIFICATIONS.

DETAIL A  
WOOD STAKES TOP OF STAKES  
BELOW OR FLUSH WITH GRADE



DETAIL A

N.T.S.

CURVED TRUNK LEAN ANGLE AS NOTED ON PLAN/PLANT LIST

NOTE- USE 4" X 4" STAKES  
PALMS OVER 12" CALIPER

PROVIDE FOUR 2X4 PINE STAKES  
9" APART (EXTRA STAKE IF  
NECESSARY TO SUPPORT LEAN)  
ATTACH NYLONS TO BATTENS  
NO NAILS IN TREE

SET ROOTBALL SO  
TRUNK FLARE OR TOP ROOT  
IS 2" ABOVE SURROUNDING GRADE

INSTALL 2" OF MULCH OVER  
3" DIAMETER CIRCLE AROUND  
THE TRUNK. DO NOT PLACE  
MULCH WITHIN 3" OF THE  
TRUNK.

REMOVE ANY PORTION OF WIRE  
BASKETS OR BURLAP ABOVE THE  
TOP HALF OF THE ROOTBALL.  
FOLD BACK BURLAP COVERINGS  
BELOW THE TOP HALF OF THE  
ROOTBALL. COMPLETELY REMOVE  
ALL SYNTHETIC ROOTBALL  
COVERING MATERIALS.

DETAIL A  
WOOD STAKES TOP OF STAKES  
BELOW OR FLUSH WITH GRADE

ANGLE SUBGRADE BASE AND  
ROOTBALL IF NECESSARY TO  
ACHIEVE SPECIFIED LEAN ANGLE

3 TIMES ROOT BALL DIAMETER

FERTILIZER SHALL BE INSTALLED AS PER THE  
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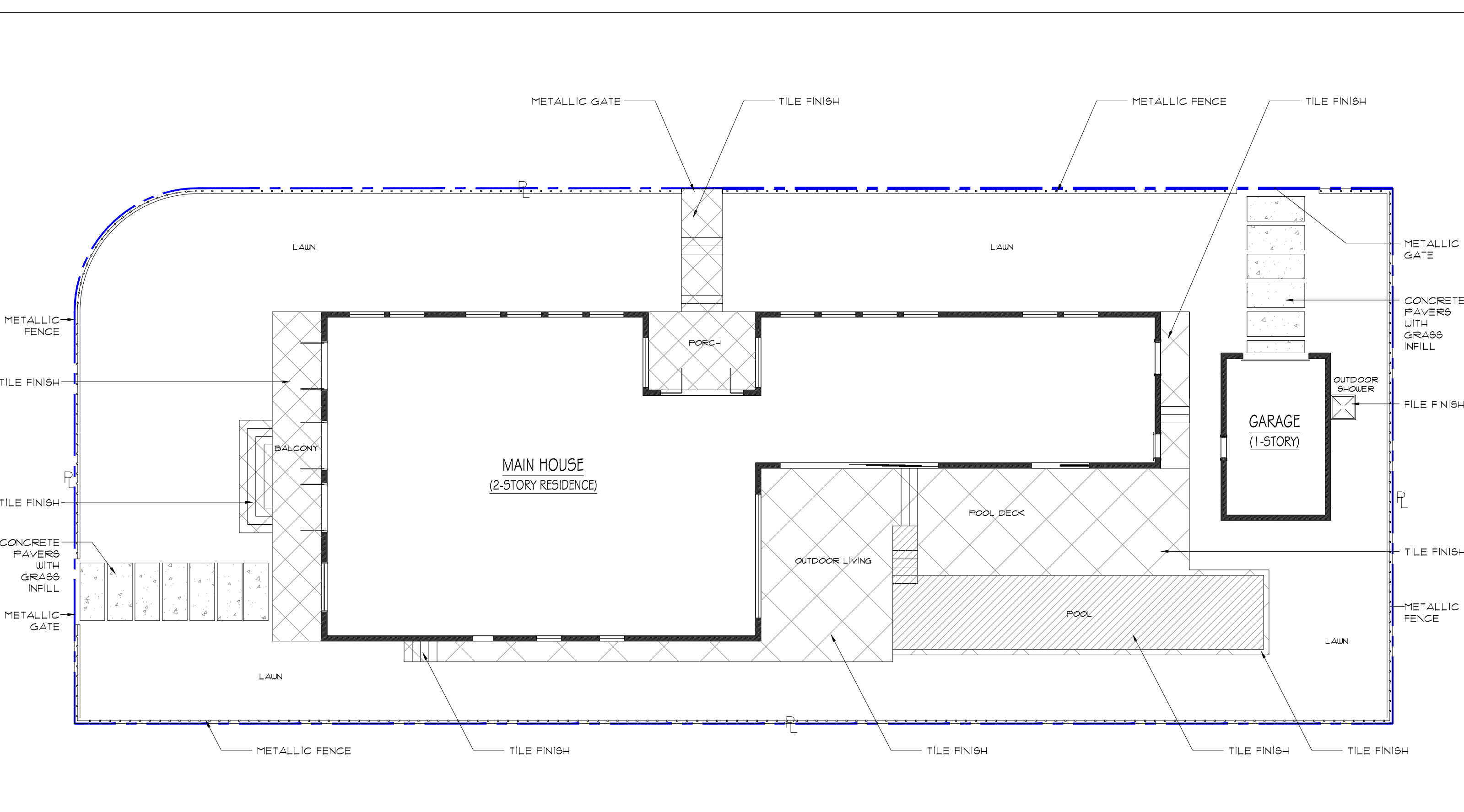
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1 HARDSCAPE PLAN  
SCALE: 3/32" = 1'-0"